



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 18, 2015
Initiated By: Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Michael S. Sweder, PE, Civil Engineer II

Re: Resolution 11-16 - A RESOLUTION OF INTENT TO APPROPRIATE A 0.736 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY (OF WHICH 0.420 ACRES IS WITHIN PRESENT ROAD OCCUPIED; A 0.135 ACRE, MORE OR LESS, PERMANENT UTILITY EASEMENT; AND A 0.034 ACRE, MORE OR LESS, TEMPORARY CONSTRUCTION EASEMENT FROM ALEXIS L. GOSETTO, FROM THE PROPERTY LOCATED AT 6789 RINGS ROAD, FOR THE PUBLIC PURPOSE OF ROADWAY CONSTRUCTION.

BACKGROUND

The City of Dublin ("City") is preparing to construct a modern roundabout at the intersection of Rings Road and Churchman Road (the "Project"). The City is obtaining certain permanent property interests from various landowners to construct the project, as well as also acquiring temporary easements to perform minor grading and drive re-construction.

Alexis L. Gosetto (the "Grantor") owns property from which the City desires fee simple right-of-way, a permanent utility easement and a temporary construction easement. This property is located at 6789 Rings Road, Dublin, OH 43016 and is identified as Franklin County Parcel No. 274-000026.

The acquisition of these property interests are vital to the ability for Columbia Gas of Ohio, Inc. to relocate an existing three-inch gas main along rings Road. This work cannot proceed until these property interests are secured. Delaying the relocation of the gas main could impact the schedule to construct the roundabout.

The City is hopeful that an amicable resolution can be reached with the Grantor; however, this Resolution authorizes the Law Director's office to file a complaint for appropriation in the court of common pleas in the event that negotiations are unsuccessful.

ACQUISITION

The appropriation consists of a 0.736 acre, more or less, fee simple right-of-way (of which 0.420 acres is within present road occupied; a 0.135 acre, more or less, permanent utility easement; and a 0.034 acre, more or less, temporary construction easement. The acquisition consists of only the interests that are necessary for the purposes of the Project. The appraised fair market value of the property interests was determined to be \$14,250.00.

RECOMMENDATION

Staff recommends approval of Resolution 11-16 as the approval of the Resolution will authorize the Law Director's office to initiate an eminent domain action and keep the Project moving forward.

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 11-16

Passed _____, 20____

A RESOLUTION OF INTENT TO APPROPRIATE A 0.736 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY (OF WHICH 0.420 ACRES IS WITHIN PRESENT ROAD OCCUPIED; A 0.135 ACRE, MORE OR LESS, PERMANENT UTILITY EASEMENT; AND A 0.034 ACRE, MORE OR LESS, TEMPORARY CONSTRUCTION EASEMENT FROM ALEXIS L. GOSETTO, FROM THE PROPERTY LOCATED AT 6789 RINGS ROAD, FOR THE PUBLIC PURPOSE OF ROADWAY CONSTRUCTION.

WHEREAS, the City of Dublin (the "City") is preparing to construct Phase 2 of the Churchman Road roadway project, which will include the construction of a modern roundabout at the intersection of Churchman Road and Rings Road, and related public improvements (the "Project"); and

WHEREAS, the Project requires that the City obtain a fee simple right-of-way interest, a permanent utility easement, and a temporary construction easement from Alexis L. Gosetto, as described in the attached Exhibit "A," and depicted in the attached Exhibit "B," said property interest located in the City of Dublin, County of Franklin, State of Ohio.

NOW, THEREFORE, BE IT RESOLVED 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 intention to appropriate, for the public purpose of constructing roadway improvements to serve the residents of the City of Dublin, a fee simple right-of-way, a permanent utility easement, and a temporary construction easement, as described in the attached Exhibit "A" and depicted in the attached Exhibit "B."

Section 2. The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner(s) and person(s) in possession or having an interest of record in the property as described in the attached Exhibit "A" and depicted in the attached Exhibit "B," and this notice shall be served according to law.

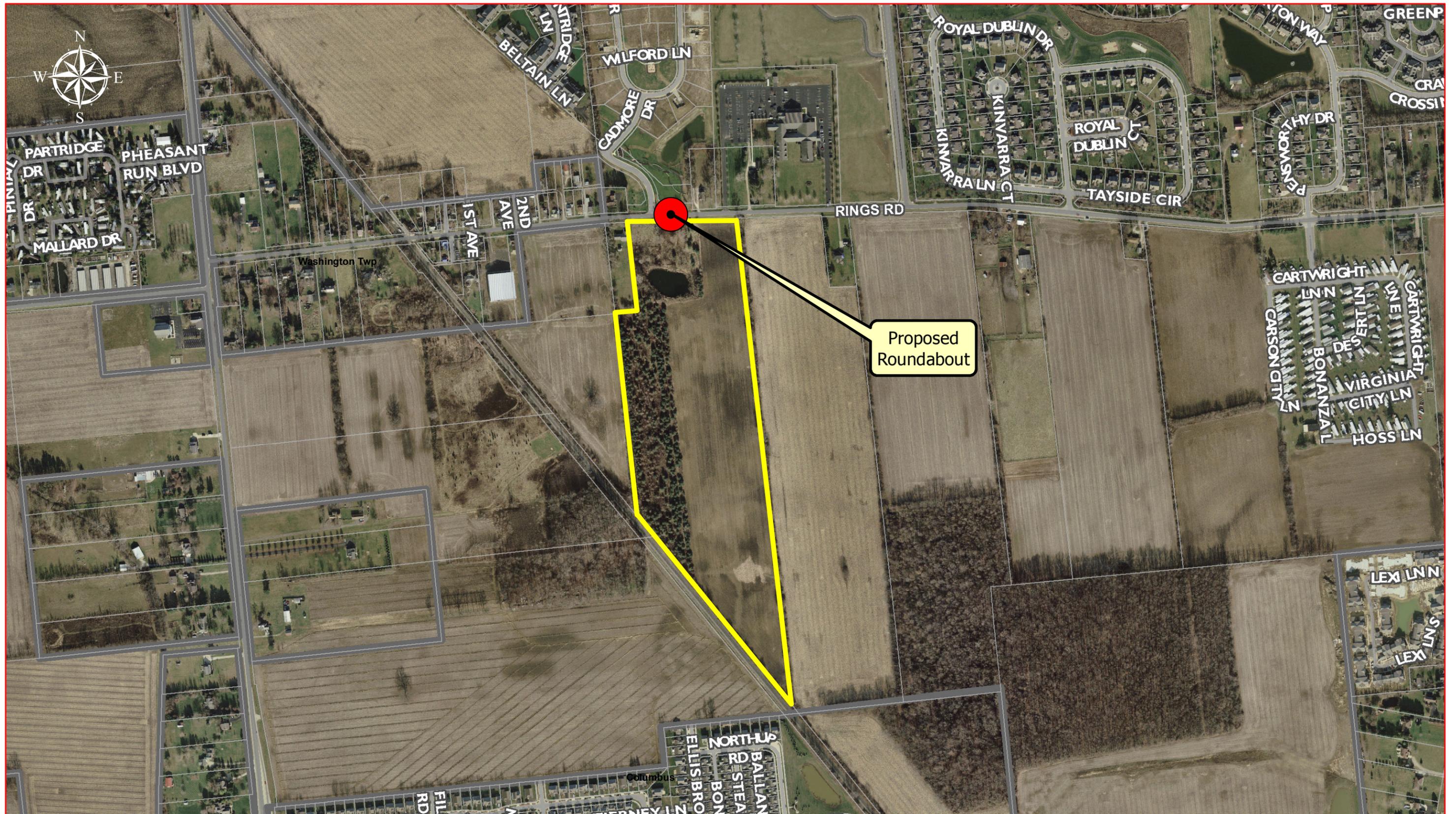
Section 3. This Resolution shall take effect upon adoption in accordance with 4.04(a) of the Dublin Revised Charter.

Passed this _____ day of _____, 2016.

Mayor – Presiding Officer

ATTEST:

Clerk of Council



Proposed Roundabout



Alexis L. Gosetto
6789 Rings Road, Dublin, OH 43017
PID: 274-000026

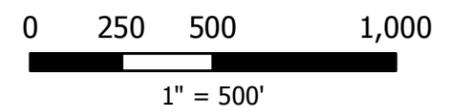


EXHIBIT "A"

19-WD

**DESCRIPTION OF A 0.736 ACRE RIGHT-OF-WAY PARCEL
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED
PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of that 35.60 acre tract of land described in a deed to **Alexis L. Gosetto**, of record in Instrument Number 201208070113847, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at Franklin County Geodetic Survey monument number 7747, said monument being on the west line of said VMS number 3453, being on the east line of VMS number 6953, being at an angle point on the existing centerline of right-of-way for Rings Road, and being the northwest corner of that 1.5 acre tract of land described in a deed to Deborah M. Hofecker, of record in Official Record 8104 113;

Thence **North 88 degrees 00 minutes 41 seconds East**, along the existing centerline of right-of-way for said Rings Road, along the north line of said 1.5 acre tract, a distance of **122.79 feet** to the northwest corner of the grantor's land, being the northeast corner of said 1.5 acre tract, and being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 88 degrees 00 minutes 41 seconds East**, continuing along the existing centerline of right-of-way for said Rings Road, along the north line of the grantor's land, a distance of **610.48 feet** (reference passing a railroad spike found at a distance of 9.15 feet) to the northeast corner of the grantor's land, being the northwest corner of that 38.18 acre tract of land described in a deed to Russell R. Everman and Bernice D. Everman, of record in Official Record 12019 C13;

Thence **South 05 degrees 48 minutes 43 seconds East**, along the east line of the grantor's land and along the west line of said 38.18 acre tract, a distance of **30.07 feet** to an iron pin set on the existing south right-of-way line for said Rings Road;

Thence across the grantor's land along the following seven (7) described courses:

1. **South 88 degrees 00 minutes 41 seconds West**, along the existing south right-of-way line for said Rings Road, a distance of **38.97 feet** to an iron pin set;
2. **South 01 degree 59 minutes 19 seconds East**, along a line perpendicular to the previous course, a distance of **19.00 feet** to an iron pin set;
3. **South 88 degrees 00 minutes 41 seconds West**, along a line parallel to and 49.00 feet by perpendicular measure south of the existing centerline of right-of-way for said Rings Road, a distance of **248.17 feet** to an iron pin set;
4. Along the arc of a non-tangent curve to the left, said curve having a radius of **284.00 feet**, a central angle of **09 degrees 15 minutes 59 seconds** and a length of **45.93 feet** to an iron pin set at a point of reverse curvature, said curve being subtended by a long chord having a bearing of **South 62 degrees 18 minutes 04 seconds West** and a length of **45.88 feet**;
5. Along the arc of a curve to the right, said curve having a radius of **81.00 feet**, a central angle of **64 degrees 49 minutes 41 seconds** and a length of **91.65 feet** to an iron pin set at a point of tangency, said curve being subtended by a long chord having a bearing of **North 89 degrees 55 minutes 05 seconds West** and a length of **86.84 feet**;

- 6. North 57 degrees 30 minutes 14 seconds West, a distance of 29.61 feet to an iron pin set;
- 7. South 88 degrees 00 minutes 41 seconds West, along a line parallel to and 49.00 feet south of the existing centerline of right-of-way for said Rings Road, a distance of 169.27 feet to an iron pin set on the west line of the grantor's land, being the east line of said 1.5 acre tract;

Thence North 06 degrees 07 minutes 30 seconds West, along the west line of the grantor's land and along the east line of said 1.5 acre tract, a distance of 49.13 feet to the TRUE POINT OF BEGINNING for the herein described right-of-way parcel.

The above described right-of-way parcel contains a total area of 0.736 acres (including 0.420 acres within the present road occupied) is located within Franklin County Auditor's parcel number 274-000026.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 13, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


 Brian P. Bingham, PS
 Registered Professional Surveyor No. 8438



10/20/2015
 Date

0-110-5
 split
 0.736 ac
 out of
 (274)
 26



PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/2/2015



AMERICAN
STRUCTUREPOINT
 INC.

2550 CORPORATE EXCHANGE DR. STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
 19-WD
**0.736 AC. RIGHT-OF-WAY
 PARCEL
 ACQUIRED FROM
 ALEXIS L. GOSETTO**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 3453

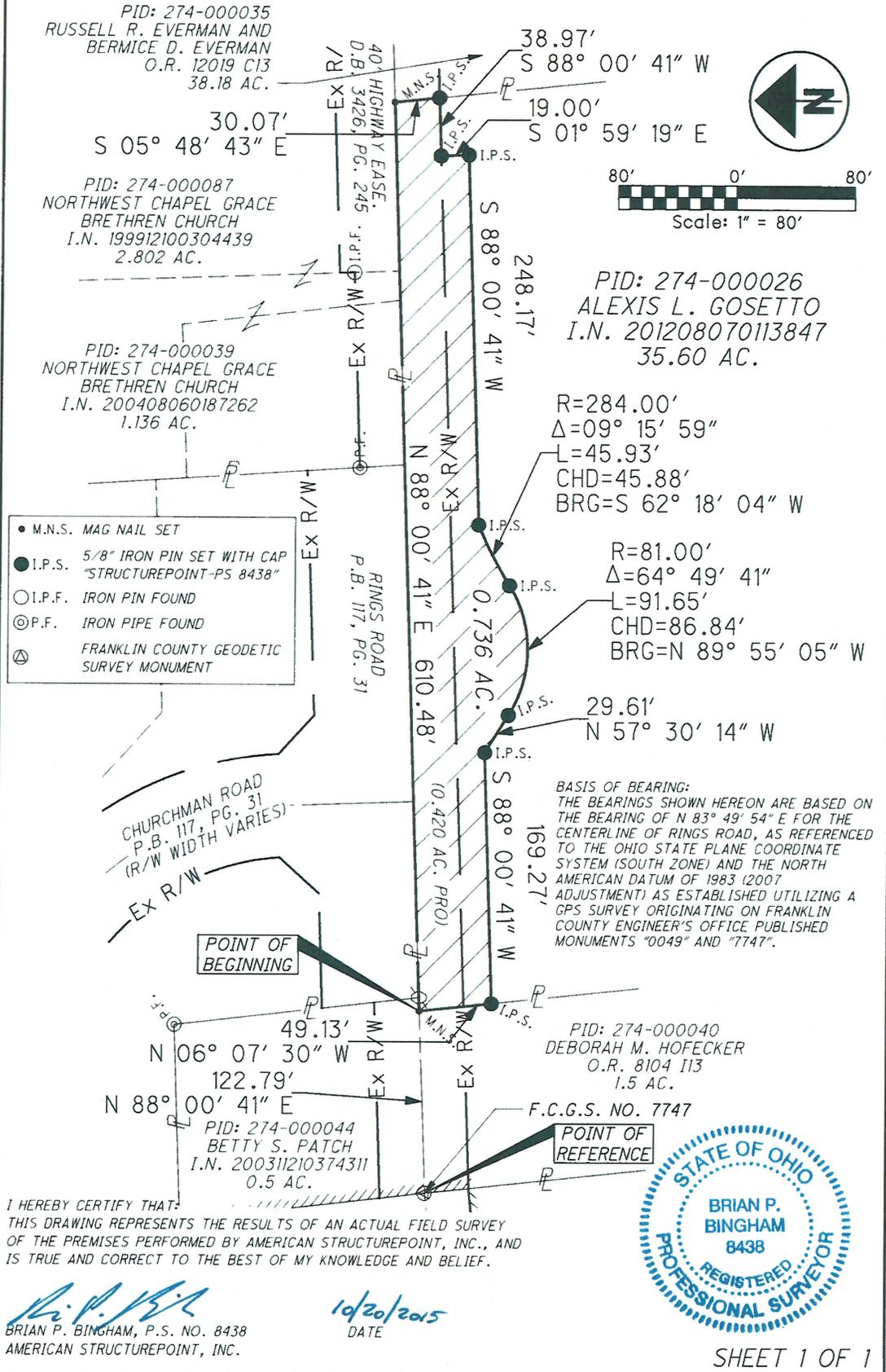


EXHIBIT "A"

19-U

DESCRIPTION OF A 0.135 ACRE PERMANENT UTILITY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of that 35.60 acre tract of land described in a deed to Alexis L. Gosetto, of record in Instrument Number 201208070113847, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at a MAG nail set on the existing centerline of right-of-way for Rings Road, being the northeast corner of the grantor's land;

Thence **South 88 degrees 00 minutes 41 seconds West**, along the existing centerline of right-of-way for said Rings Road, along the north line of the grantor's land, a distance of **229.02 feet** to a point;

Thence across the grantor's land along the following nine (9) described courses:

1. **South 01 degree 59 minutes 19 seconds East**, along a line perpendicular to the previous course, a distance of **49.00 feet** to a point on the proposed south right-of-way line for said Rings Road, said point being the **TRUE POINT OF BEGINNING** for the herein described utility easement;
2. **South 59 degrees 43 minutes 55 seconds West**, a distance of **119.01 feet** to a point;
3. **North 89 degrees 36 minutes 28 seconds West**, a distance of **65.94 feet** to a point;
4. **North 58 degrees 55 minutes 14 seconds West**, a distance of **98.31 feet** to a point on a proposed south right-of-way line for said Rings Road;
5. **North 88 degrees 00 minutes 41 seconds East**, along the proposed south right-of-way line for said Rings Road, a distance of **44.43 feet** to an iron pin set;
6. **South 57 degrees 30 minutes 14 seconds East**, continuing along the proposed south right-of-way line for said Rings Road, a distance of **29.61 feet** to an iron pin set at a point of curvature;
7. Along the arc of a curve to the left, continuing along the proposed south right-of-way line for said Rings Road, said curve having a radius of **81.00 feet**, a central of **64 degrees 49 minutes 41 seconds** and a length of **91.65 feet** to and iron pin set at a point of reverse curvature, said curve being subtended by a long chord having a bearing of **South 89 degrees 55 minutes 05 seconds East** and a length of **86.84 feet**;
8. Along the arc of a curve to the right, continuing along the proposed south right-of-way line for said Rings Road, said curve having a radius of **284.00 feet**, a central angle of **09 degrees 15 minutes 59 seconds** and a length of **45.93 feet** to an iron pin set, said curve being subtended by a long chord having a bearing of **North 62 degrees 18 minutes 04 seconds East** and a length of **45.88 feet**;
9. **North 88 degrees 00 minutes 41 seconds East**, continuing along the proposed south right-of-way line for said Rings Road, a distance of **56.11 feet** to the **TRUE POINT OF BEGINNING** for the herein described utility easement.

The above described utility easement contains a total area of **0.135 acres** located within located Franklin County Auditor's parcel number 274-000026.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described utility easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 13, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/6/2015



AMERICAN
 STRUCTUREPOINT
 INC.

2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
 19-U
 0.135 AC. UTILITY EASE
 ACQUIRED FROM
 ALEXIS L. GOSETTO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 3453

- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⊕ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT

PID: 274-000035
 RUSSEL R. EVERMAN AND
 BERNICE D. EVERMAN
 O.R. 12019 C13
 38.18 AC.

PID: 274-000087
 NORTHWEST CHAPEL GRACE
 BROTHERS CHURCH
 I.N. 199912100304439
 2.802 AC.

PID: 274-000026
 ALEXIS L. GOSETTO
 I.N. 201208070113847
 35.60 AC.

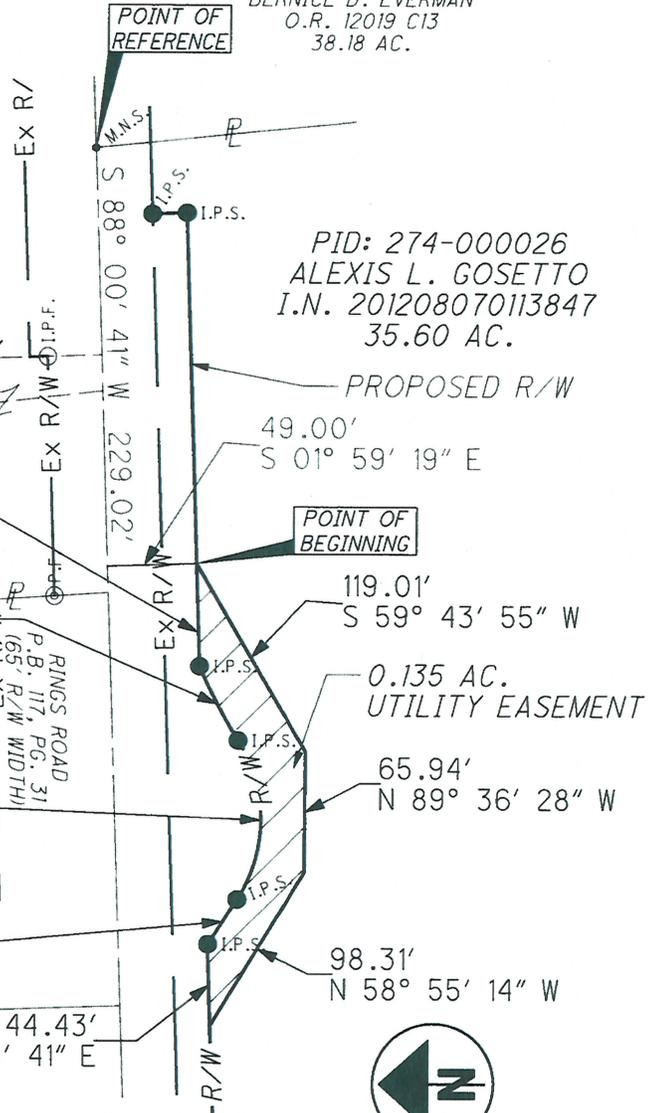
PID: 274-000039
 NORTHWEST CHAPEL GRACE
 BROTHERS CHURCH
 I.N. 200408060187262
 1.136 AC.

56.11'
 N 88° 00' 41" E
 R=284.00'
 Δ=09° 15' 59"
 L=45.93'
 CHD=45.88'
 BRG=N 62° 18' 04" E

R=81.00'
 Δ=64° 49' 41"
 L=91.65'
 CHD=86.84'
 BRG=S 89° 55' 05" E

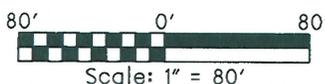
29.61'
 S 57° 30' 14" E

CHURCHMAN ROAD
 P.B. 117, PG. 31
 (R/W WIDTH VARIES) N 88° 00' 41" E



BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Brian P. Bingham
 BRIAN P. BINGHAM, P.S. NO. 8438
 AMERICAN STRUCTUREPOINT, INC.

10/20/2015
 DATE

EXHIBIT "A"

19-T-1

DESCRIPTION OF A 0.005 ACRE TEMPORARY CONSTRUCTION EASEMENT
TO PERFORM GRADING AND DRIVE RECONSTRUCTION

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of that 35.60 acre tract of land described in a deed to Alexis L. Gosetto, of record in Instrument Number 201208070113847, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at a point on the existing centerline of right-of-way for Rings Road, being the northeast corner of the grantor's land;

Thence South 88 degrees 00 minutes 41 seconds West, along the existing centerline of right-of-way for said Rings Road, along the grantor's north line, a distance of 71.97 feet to a point;

Thence across the grantor's land along the following five (5) described courses:

1. South 01 degree 59 minutes 19 seconds East, along a line perpendicular to the previous course, a distance of 49.00 feet to a point on the proposed south right-of-way line for said Rings Road, said point being the TRUE POINT OF BEGINNING for the herein described temporary easement;
2. South 01 degree 59 minutes 19 seconds East, a distance of 10.00 feet to a point;
3. South 88 degrees 00 minutes 41 seconds West, along a line perpendicular to the previous course, a distance of 20.00 feet to a point;
4. North 01 degrees 59 minutes 19 seconds West, along a line perpendicular to the previous course, a distance of 10.00 feet to a point on a proposed south right-of-way line for said Rings Road;
5. North 88 degrees 00 minutes 41 seconds East, along a proposed south right-of-way line for said Rings Road, a distance of 20.00 feet to the TRUE POINT OF BEGINNING for the herein described temporary easement.

The above described temporary easement contains a total area of 0.005 acres located within located Franklin County Auditor's parcel number 274-000026.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 13, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


Brian P. Bingham, PS
Registered Professional Surveyor No. 8438




Date

PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/2/2015

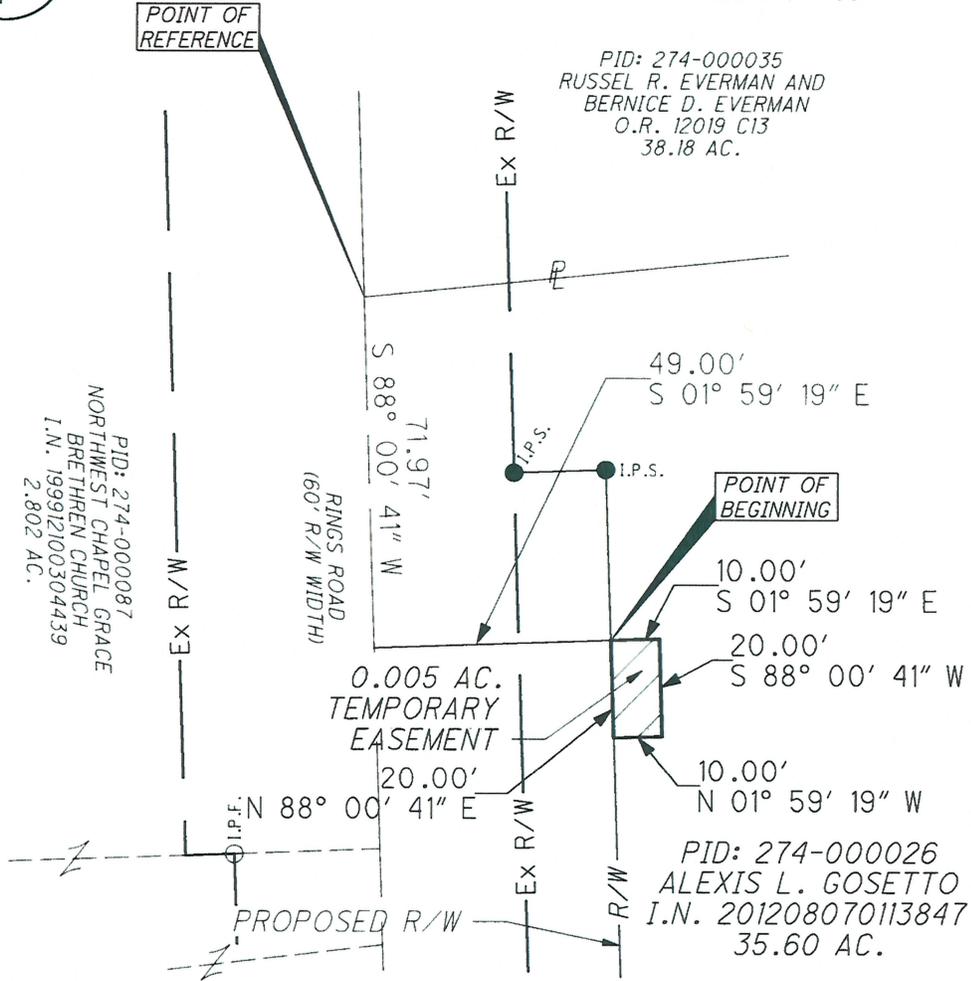
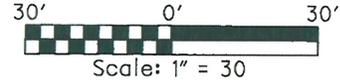


AMERICAN
STRUCTUREPOINT
 NC

2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
 19-T-1
0.005 AC. TEMP EASEMENT
 ACQUIRED FROM
ALEXIS L. GOSETTO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 3453



PID: 274-000035
 RUSSEL R. EVERMAN AND
 BERNICE D. EVERMAN
 O.R. 12019 C13
 38.18 AC.

PID: 274-000087
 NORTHWEST CHAPEL GRACE
 BRETHREN CHURCH
 I.N. 199912100304439
 2.802 AC.

PID: 274-000026
 ALEXIS L. GOSETTO
 I.N. 201208070113847
 35.60 AC.

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⊕ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian P. Bingham
 BRIAN P. BINGHAM, P.S. NO. 8438
 AMERICAN STRUCTUREPOINT, INC.

10/20/2015
 DATE



EXHIBIT "A"

19-T-2

**DESCRIPTION OF A 0.034 ACRE TEMPORARY CONSTRUCTION EASEMENT
TO PERFORM GRADING**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of that 35.60 acre tract of land described in a deed to **Alexis L. Gosetto**, of record in Instrument Number 201208070113847, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at a point on the existing centerline of right-of-way for Rings Road, being the northeast corner of the grantor's land;

Thence **South 88 degrees 00 minutes 41 seconds West**, along the existing centerline of right-of-way for said Rings Road, a distance of **218.47 feet** to a point;

Thence across the grantor's land along the following nine (9) described courses:

1. **South 01 degree 59 minutes 19 seconds East**, along a line perpendicular to the previous course, a distance of **49.00 feet** to a point on the proposed south right-of-way line for said Rings Road, said point being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;
2. **South 59 degrees 43 minutes 55 seconds West**, a distance of **129.67 feet** to a point;
3. **North 89 degrees 36 minutes 28 seconds West**, a distance of **68.68 feet** to a point;
4. **North 58 degrees 55 minutes 14 seconds West**, a distance of **107.36 feet** to a point on a proposed south right-of-way line for said Rings Road;
5. **North 88 degrees 00 minutes 41 seconds East**, along a proposed south right-of-way line for said Rings Road, a distance of **9.16 feet** to a point on a proposed utility easement for said Rings Road;
6. **South 58 degrees 55 minutes 14 seconds East**, along said proposed utility easement, a distance of **98.31 feet** to a point;
7. **South 89 degrees 36 minutes 28 seconds East**, continuing along said proposed utility easement, a distance of **65.94 feet** to a point;
8. **North 59 degrees 43 minutes 55 seconds East**, continuing along said proposed utility easement, a distance of **119.01 feet** to a point on a proposed south right-of-way line for said Rings Road;
9. **North 88 degrees 00 minutes 41 seconds East**, along a proposed south right-of-way line for said Rings Road, a distance of **10.55 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of **0.034 acres** located within located Franklin County Auditor's parcel number 274-000026.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 13, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

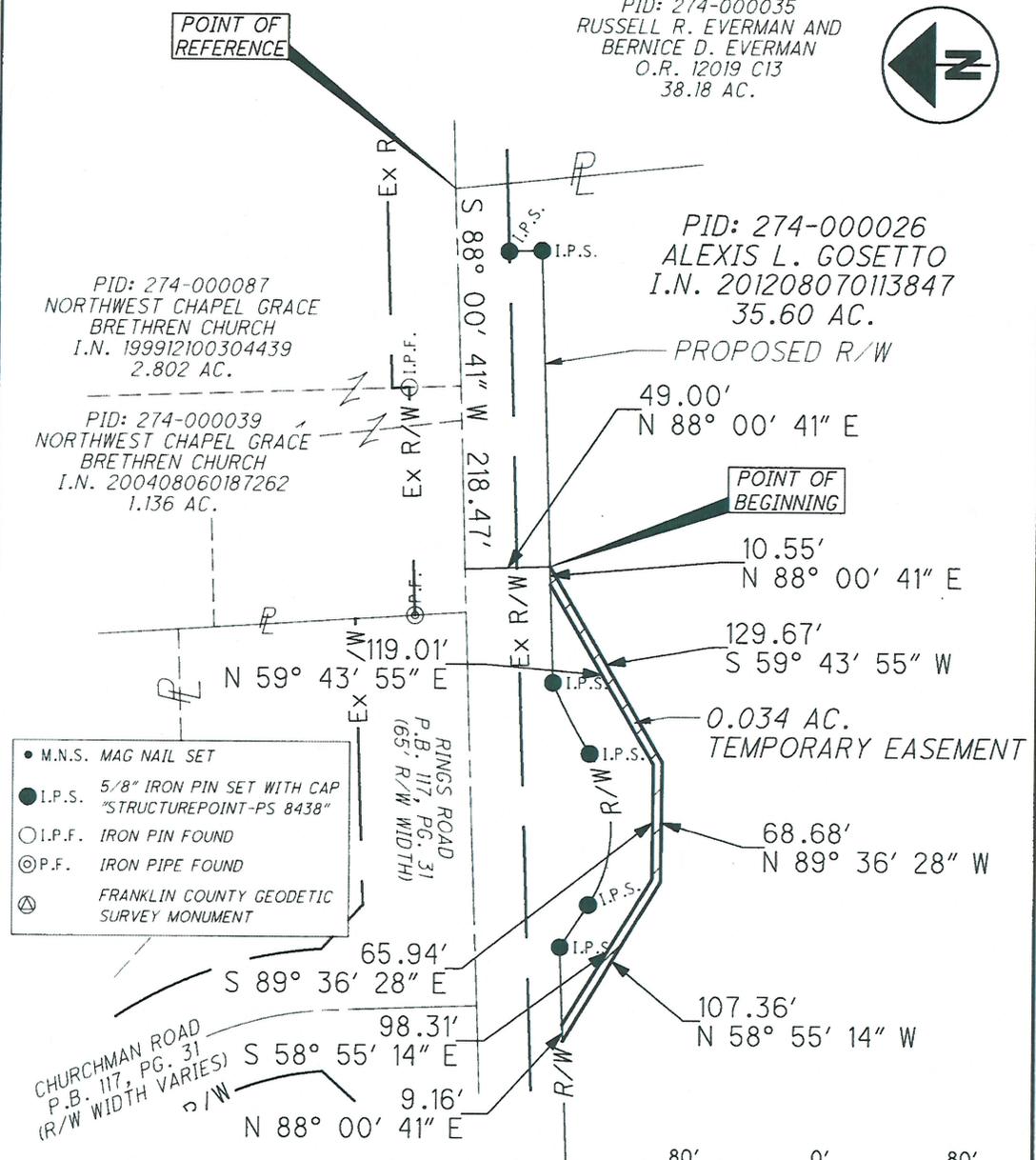
PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/6/2015

AMERICAN STRUCTUREPOINT INC.
 2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
 19-T-2
**0.005 AC. TEMP EASEMENT
 ACQUIRED FROM
 ALEXIS L. GOSETTO**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 3453

PID: 274-000035
 RUSSELL R. EVERMAN AND
 BERNICE D. EVERMAN
 O.R. 12019 C13
 38.18 AC.

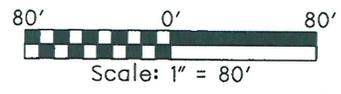


PID: 274-000087
 NORTHWEST CHAPEL GRACE
 BRETHERN CHURCH
 I.N. 199912100304439
 2.802 AC.

PID: 274-000039
 NORTHWEST CHAPEL GRACE
 BRETHERN CHURCH
 I.N. 200408060187262
 1.136 AC.

PID: 274-000026
 ALEXIS L. GOSETTO
 I.N. 201208070113847
 35.60 AC.

- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⊕ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT



BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Brian P. Bingham
 BRIAN P. BINGHAM, P.S. NO. 8438
 AMERICAN STRUCTUREPOINT, INC.

10/20/2015
 DATE