

# RECORD OF ORDINANCES

Ordinance No. 06-16

Passed \_\_\_\_\_, 20\_\_\_\_

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.023 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.016 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.014 ACRE, MORE OR LESS, PERMANENT EASEMENT FROM THE MUIRFIELD ASSOCIATION FROM THE RESERVE AREAS 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 three permanent easements from the Muirfield Association (the "Grantor") from certain "reserve areas" located adjacent to Glick Road, said property interest more fully described in Exhibits "A" and depicted in Exhibits "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.

**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 0.023 acre, more or less, permanent easement; a 0.016 acre, more or less, permanent easement; and a 0.014 acre, more or less, permanent easement from the Muirfield Association from certain "reserve areas" located adjacent to Glick Road, as more fully described in the attached Exhibits "A" and depicted in the attached Exhibits "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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor – Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council



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 14, 2016

**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 06-16 - AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.023 ACRE, MORE OR LESS, PERMANENT EASEMENT; A 0.016 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.014 ACRE, MORE OR LESS, PERMANENT EASEMENT FROM THE MUIRFIELD ASSOCIATION FROM THE RESERVE AREAS LOCATED ALONG GLICK ROAD FOR THE CONSTRUCTION OF THE GLICK ROAD SHARED-USE PATH.

## BACKGROUND

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"). The City is obtaining certain property interests from various landowners to construct the path.

Muirfield Association (the "Grantor") owns property from which the City desires three permanent easements. The Grantor previously granted the City six permanent easements in this vicinity. The property is generally located along Glick Road, in certain "reserve areas."

After engaging in amicable discussions, the Grantor has agreed to donate the permanent easements to the City at no cost.

## 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. 06-16 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 06-16 at the second reading/public hearing on March 7.

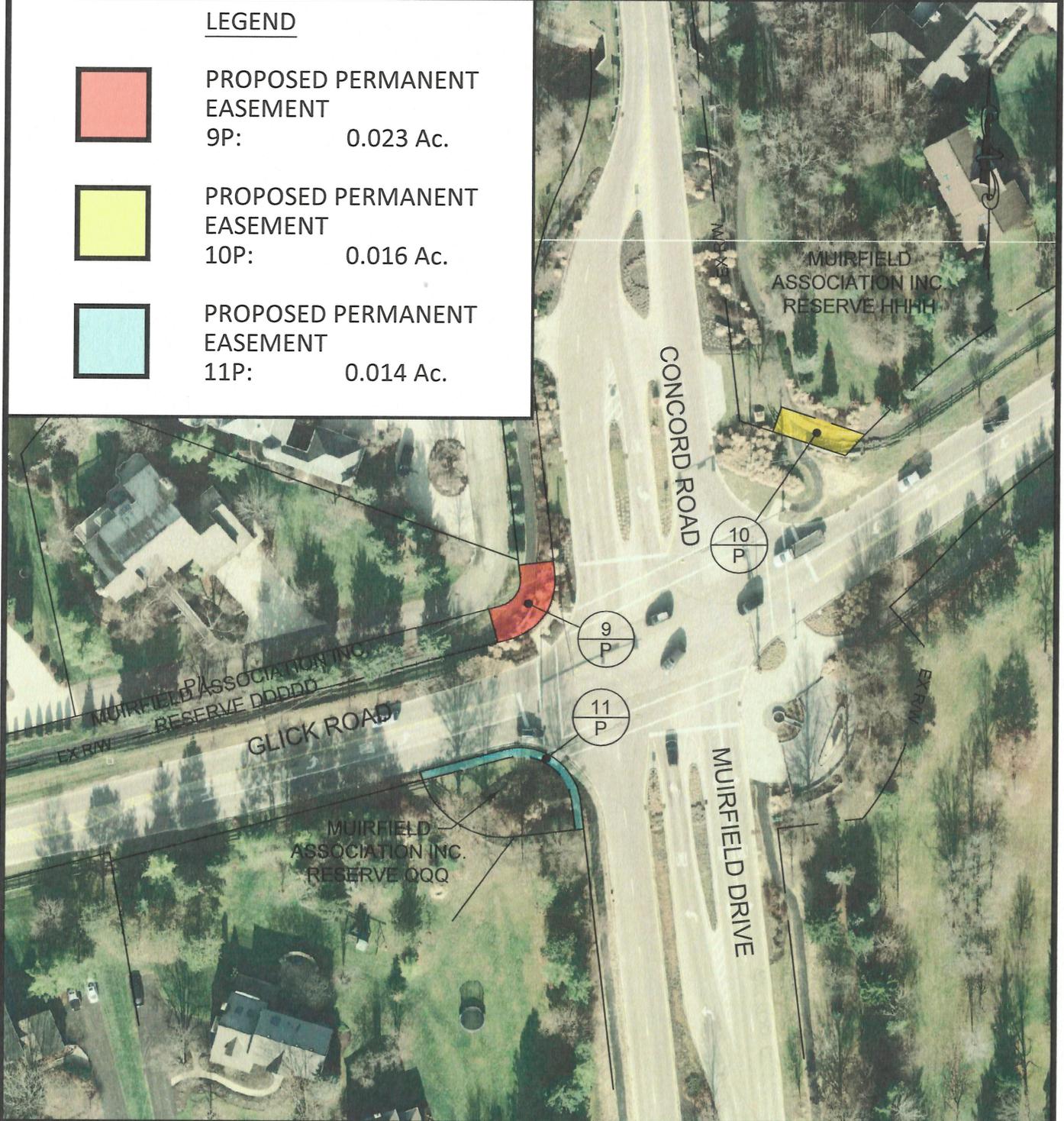


GLICK ROAD  
SHARED-USE PATH  
SECTION 1  
DUBLIN, OHIO 43017

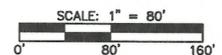
5800 Shier-Rings Road • Dublin, Ohio 43016-1236  
Phone (614)410-4600 • Fax (614)410-4699

LEGEND

-  PROPOSED PERMANENT EASEMENT  
9P: 0.023 Ac.
-  PROPOSED PERMANENT EASEMENT  
10P: 0.016 Ac.
-  PROPOSED PERMANENT EASEMENT  
11P: 0.014 Ac.



DRAWN	CHECKED	DATE
MSS	KBR	01/29/16



**Parcel 9P**  
**Exhibit A**  
Permanent Easement  
for Shared-Use Path, Utilities, Storm Drainage and Grading  
0.023 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of Reserve DDDDD as delineated on Muirfield Village Phase 42 in Plat Book 23, Page 58 conveyed to Muirfield Association, Inc. by Deed Book 557, Page 103, all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

**Beginning** at the Point of Curvature of the west Right of Way of Concord Road (Right of Way varies) as delineated in Plat Book 18, Pages 77 & 78 and the east line of said Reserve DDDDD;

Thence, with a curve to the right, a radius of 35.00 feet, an arc length of 50.09 feet, a delta of 82°00'00", a chord bearing of South 34°06'56" West and chord distance of 45.92 feet along the west Right of Way of said Concord Road to the north Right of Way of Glick Road (60 foot) as delineated on Plat Book 18, Pages 22 & 23;

Thence, South 75°06'56" West, a distance of 7.00 feet along the north Right of Way of said Glick Road to a point;

Thence, North 14°53'04" West, a distance of 20.00 feet, crossing and to the northerly line of said Reserve DDDDD;

Thence, North 75°06'56" East, a distance of 7.00 feet, along the northerly line of said Reserve DDDDD to a point;

Thence, with a curve to the left, a radius of 15.00 feet, an arc length of 21.47 feet, a delta of 82°00'00", a chord bearing of North 34°06'56" East and chord distance of 19.68 feet along the northerly line of said Reserve DDDDD to a point;

Thence, North 06°53'04" West, a distance of 7.00 feet along the easterly line of said Reserve DDDDD to a point;

Thence, North 83°06'56" East, a distance of 20.00 feet crossing Reserve DDDDD to the west Right of Way of said Concord Road;

Thence, South 06°53'04" East, a distance of 7.00 feet along the west Right of Way of said Concord Road 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 Muirfield Village, Phase 42, as delineated in Plat Book 23, Page 58 and the centerline of Glick Road, having a bearing of South 75°06'56" West is the basis of bearings.

The described tract is a part of Auditor's Tax Parcel Number 60034304022000 and is based on Plat Book 23, Page 58.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance. This description is not based on a field survey.

CW Design Group, LLC

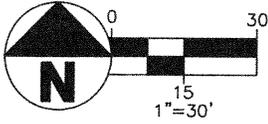


Charles A. Wagner - Professional Surveyor 8091

01/28/2016

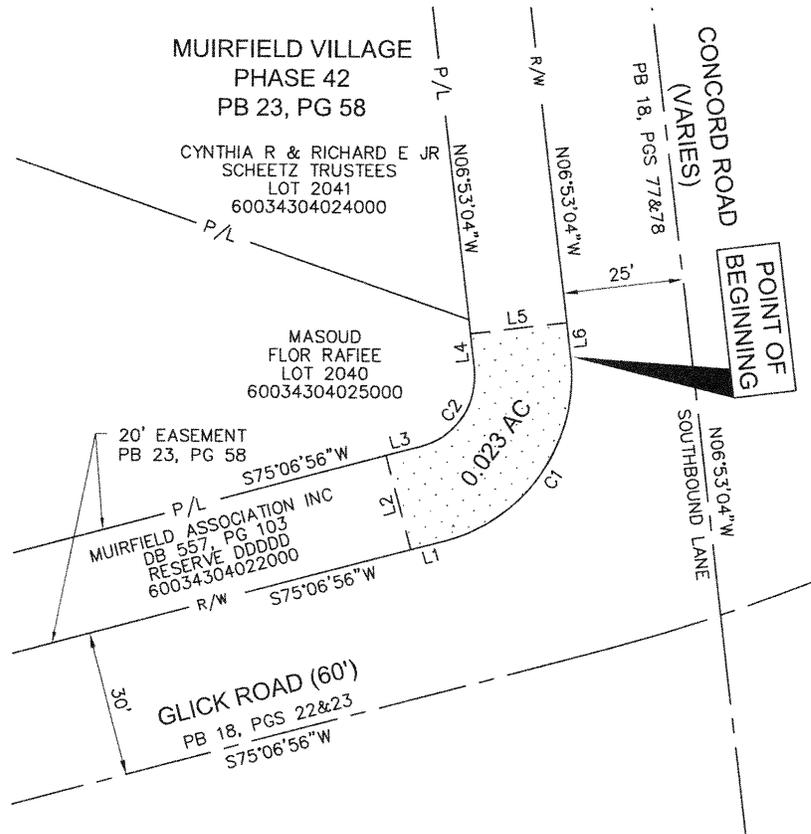
Date





VIRGINIA MILITARY SURVEY NO. 2897  
 CITY OF DUBLIN  
 COUNTY OF DELAWARE  
 STATE OF OHIO

EXHIBIT B



CURVE TABLE

CURVE:	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	50.09	35.00	S34°06'56"W	45.92	082°00'00"
C2	21.47	15.00	N34°06'56"E	19.68	082°00'00"

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S75°06'56"W	7.00
L2	N14°53'04"W	20.00
L3	N75°06'56"E	7.00
L4	N06°53'04"W	7.00
L5	N83°06'56"E	20.00
L6	S06°53'04"E	7.00

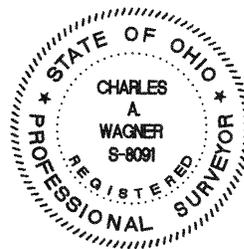
**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON MUIRFIELD VILLAGE, PHASE 42 AS DELINEATED IN PB 23, PG 58 AND THE CENTERLINE OF GLICK ROAD, HAVING A BEARING OF S75°06'56"W IS THE BASIS OF BEARINGS.

I HEREBY CERTIFY THIS PLAT WAS PREPARED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE. THIS PLAT IS NOT BASED ON A FIELD SURVEY.

01/28/2016  
 DATE

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

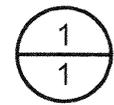


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**CW Design Group**  
 ENGINEERS | SURVEYORS  
 PHONE: 614-846-9279  
 972 Linkfield Drive  
 Worthington, Ohio 43085

**PARCEL 9P**  
**PERMANENT EASEMENT**  
 FOR SHARED-USE PATH, UTILITIES, STORM  
 DRAINAGE AND GRADING

12-0001



**Parcel 10P**  
**Exhibit A**  
Permanent Easement  
for Shared-Use Path, Utilities, Storm Drainage and Grading  
0.016 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of Reserve HHHH as delineated on Muirfield Village Phase 25 in Plat Book 18, Page 79 conveyed to Muirfield Association, Inc. by Deed Book 477, Page 573, all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

**Beginning** at the north Right of Way of Glick Road (60 foot) as delineated in Plat Book 18, Pages 79 and the southerly line of said Reserve HHHH;

Thence, North 72°01'25" West, a distance of 43.50 feet along the north Right of Way of said Glick Road to a point;

Thence, North 17°58'35" East, a distance of 15.00 feet, crossing said Reserve HHHH to a point;

Thence, South 72°01'25" East, a distance of 50.54 feet, crossing said Reserve HHHH to the north Right of Way of said Glick Road;

Thence, with a curve to the left, a radius of 507.43 feet, an arc length of 13.90 feet, a delta of 01°34'12", a chord bearing of South 43°12'18" West and chord distance of 13.90 feet along the north Right of Way of said Glick Road to a point;

Thence, with a curve to the right, a radius of 345.00 feet, an arc length of 2.67 feet, a delta of 00°26'35", a chord bearing of South 42°38'29" West and chord distance of 2.67 feet along the north Right of Way of said Glick Road to the **Point of Beginning**, containing 0.016 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 Muirfield Village, Phase 25, as delineated in Plat Book 18, Page 79 and the centerline of Concord Road, Northbound Lane, having a bearing of North 06°54'31" West is the basis of bearings.

The described tract is a part of Auditor's Tax Parcel Number 60034302015000 and is based on Plat Book 18, Page 79.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance. This description is not based on a field survey.

CW Design Group, LLC

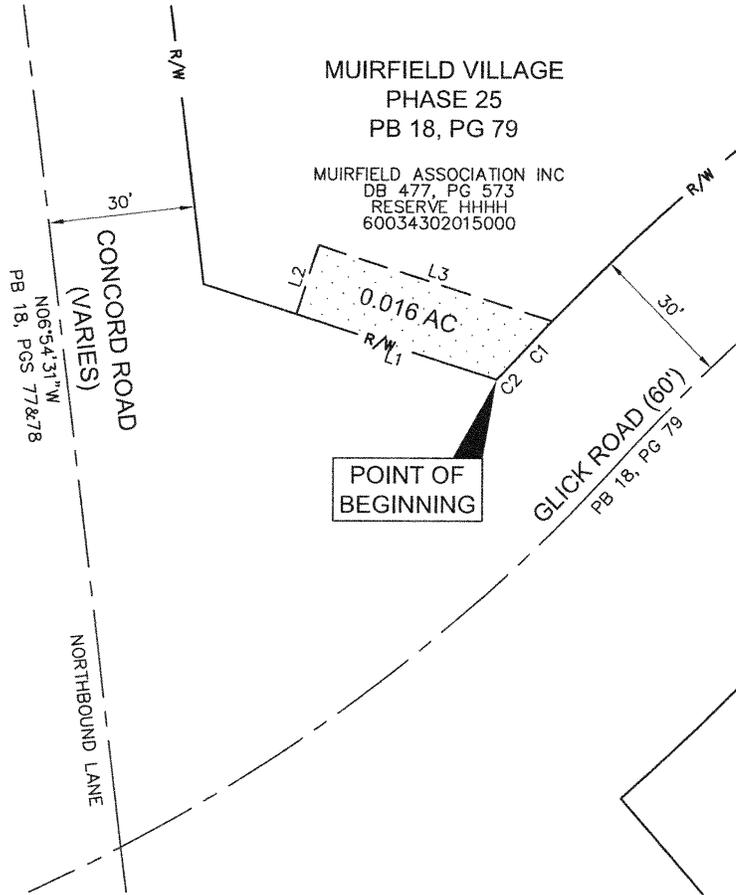
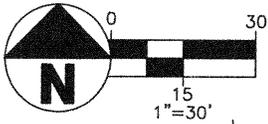


Charles A. Wagner - Professional Surveyor 8091

01/28/2016  
Date



VIRGINIA MILITARY SURVEY NO. 2546  
 CITY OF DUBLIN  
 COUNTY OF DELAWARE  
 STATE OF OHIO



CURVE TABLE					
CURVE:	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	13.90	507.34	S43°12'18"W	13.90	001°34'12"
C2	2.67	345.00	S42°38'29"W	2.67	000°26'35"

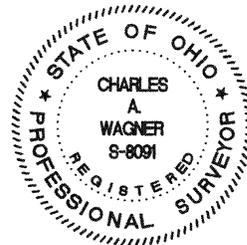
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°01'25"W	43.50
L2	N17°58'35"E	15.00
L3	S72°01'25"E	50.54

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON MUIRFIELD VILLAGE, PHASE 25 AS DELINEATED IN PB 18, PG 79 AND THE CENTERLINE OF CONCORD ROAD, NORTHBOUND LANE, HAVING A BEARING OF N06°54'31"W IS THE BASIS OF BEARINGS.

I HEREBY CERTIFY THIS PLAT WAS PREPARED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE. THIS PLAT IS NOT BASED ON A FIELD SURVEY.

*Charles A. Wagner*  
 CHARLES A. WAGNER, PS-8091  
 CW DESIGN GROUP, LLC  
 01/28/2016  
 DATE

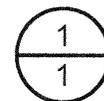


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 ENGINEERS | SURVEYORS  
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 972 Linkfield Drive  
 Worthington, Ohio 43085

**PARCEL 10P**  
**PERMANENT EASEMENT**  
 FOR SHARED-USE PATH, UTILITIES, STORM  
 DRAINAGE AND GRADING

12-0001



**Parcel 11P**  
**Exhibit A**  
Permanent Easement  
for Shared-Use Path, Utilities, Storm Drainage and Grading  
0.014 acres

Situated in the State of Ohio, County of Delaware, City of Dublin, being a part of Reserve QQQ as delineated on Muirfield Village Phase 14 in Plat Book 15, Page 153 conveyed to Muirfield Association, Inc. by Deed Book 446, Page 767, all records herein are from the Recorder's Office, Delaware County, Ohio and being more particularly described as follows:

**Beginning** at the south Right of Way of Glick Road (60 foot) as delineated in Plat Book 18, Pages 22 & 23 and the northwest corner of said Reserve QQQ;

Thence, North 75°06'56" East, a distance of 50.00 feet along the south Right of Way of said Glick Road to a point;

Thence, with a curve to the right, a radius of 35.00 feet, an arc length of 59.86 feet, a delta of 98°00'00", a chord bearing of South 55°53'04" East and chord distance of 52.83 feet along the south Right of Way of said Glick Road to the west Right of Way of Muirfield Drive (Right of Way varies) as delineated in Plat Book 18, Pages 77 & 78;

Thence, South 06°53'04" East, a distance of 15.34 feet along the west Right of Way of said Muirfield Drive to the southeast corner of said Reserve QQQ;

Thence, South 83°06'56" West, a distance of 5.00 feet, along the southerly line of said Reserve QQQ to a point;

Thence, North 06°53'04" West, a distance of 15.34 feet, crossing said Reserve QQQ to a point;

Thence, with a curve to the left, a radius of 30.00 feet, an arc length of 51.31 feet, a delta of 98°00'00", a chord bearing of North 55°53'04" West and chord distance of 45.28 feet crossing said Reserve QQQ to a point;

Thence, South 75°06'56" West, a distance of 49.75 feet crossing and to the west line said Reserve QQQ;

Thence, with a curve to the right, a radius of 50.00 feet, an arc length of 5.01 feet, a delta of 05°44'21", a chord bearing of North 17°45'06" West and chord distance of 5.01 feet along the west line of said QQQ to the **Point of Beginning**, containing 0.014 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 Muirfield Village, Phase 14, as delineated in Plat Book 15, Page 153 and the centerline of Glick Road, having a bearing of South 75°06'56" West is the basis of bearings.

The described tract is a part of Auditor's Tax Parcel Number 60034305077000 and is based on Plat Book 15, Page 153.

I hereby certify this description was prepared by CW Design Group, LLC under my guidance. This description is not based on a field survey.

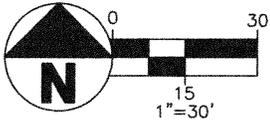
CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

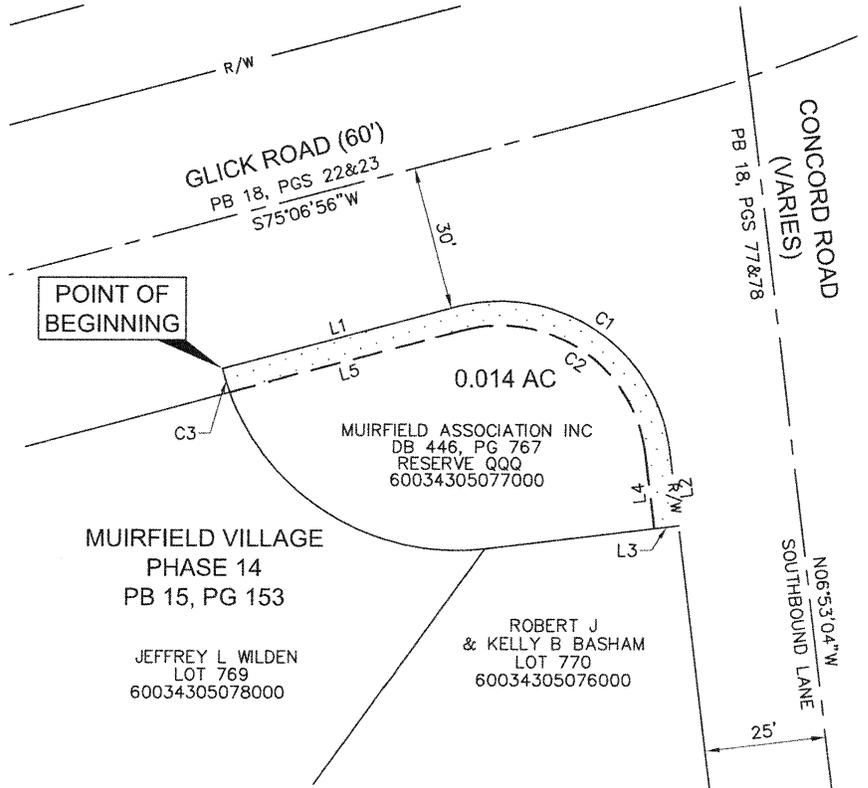
01/28/2016  
Date





VIRGINIA MILITARY SURVEY NO. 2545 & 5162  
 CITY OF DUBLIN  
 COUNTY OF DELAWARE  
 STATE OF OHIO

EXHIBIT B



CURVE TABLE					
CURVE:	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	59.86	35.00	S55°53'04"E	52.83	098°00'00"
C2	51.31	30.00	N55°53'04"W	45.28	098°00'00"
C3	5.01	50.00	N17°45'06"W	5.01	005°44'21"

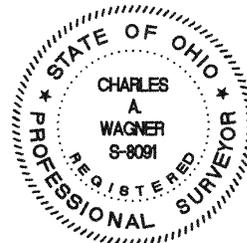
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N75°06'56"E	50.00
L2	S06°53'04"E	15.34
L3	S83°06'56"W	5.00
L4	N06°53'04"W	15.34
L5	S75°06'56"W	49.75

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON MUIRFIELD VILLAGE, PHASE 14 AS DELINEATED IN PB 15, PG 153 AND THE CENTERLINE OF GLICK ROAD, HAVING A BEARING OF S75°06'56"W IS THE BASIS OF BEARINGS.

I HEREBY CERTIFY THIS PLAT WAS PREPARED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE. THIS PLAT IS NOT BASED ON A FIELD SURVEY.

*Charles A. Wagner*  
 CHARLES A. WAGNER, PS-8091  
 CW DESIGN GROUP, LLC  
 01/28/2016  
 DATE



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

**PARCEL 11P**  
**PERMANENT EASEMENT**  
 FOR SHARED-USE PATH, UTILITIES, STORM  
 DRAINAGE AND GRADING

12-0001

