



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:** October 6, 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 40-16 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.059 ACRE, MORE OR LESS, PERMANENT EASEMENT, AND A 0.225 ACRE, MORE OR LESS, TEMPORARY EASEMENT, FROM RUMA INVESTMENT COMPANY, FOR THE PROPERTY LOCATED AT 6701 DISCOVERY BOULEVARD, FOR THE PUBLIC PURPOSE OF CONSTRUCTING A SHARED-USE PATH AND RELATED IMPROVEMENTS.

## 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 easements from various landowners to construct the path, as well as also acquiring temporary easements to perform minor grading and construction.

Ruma Investment Co. (the "Grantor") owns property from which the City desires a permanent easement and a temporary easement. This property is located at the corner of Discovery Boulevard and Wall Street, and is identified as Franklin County Parcel No. 273-004535.

After engaging in amicable discussions, the City has come to an agreement with the Grantor to acquire the easements for \$35,000.00.

## ACQUISITION

The City will be acquiring from the Grantor only the easements necessary for purposes of the Project, as depicted in the legal description and depiction attached to this memorandum. The acquisition includes a 0.059 acre permanent easement and a 0.225 acre temporary easement.

## RECOMMENDATION

Ordinance 40-16 would authorize the City Manager to execute all necessary conveyance documents to formally acquire the necessary easements described above. Staff recommends that Council approve Ordinance 40-16 at the second reading/public hearing on October 24, 2016.

# RECORD OF ORDINANCES

Ordinance No. 40-16

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

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.059 ACRE, MORE OR LESS, PERMANENT EASEMENT, AND A 0.225 ACRE, MORE OR LESS, TEMPORARY EASEMENT, FROM RUMA INVESTMENT COMPANY, FOR THE PROPERTY LOCATED AT 6701 DISCOVERY BOULEVARD, FOR THE PUBLIC PURPOSE OF CONSTRUCTING A SHARED-USE PATH AND RELATED IMPROVEMENTS.**

**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**, the Project requires that the City obtain certain easements from Franklin County Parcel No. 273-004535 owned by Ruma Investment Co. (the "Grantor"), said easements more fully described in the attached Exhibits "A" and depicted in the attached Exhibits "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 easements for the sum of \$35,000.00; and

**WHEREAS**, the City desires to execute necessary conveyance documents 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 documents to acquire a 0.059 acre, more or less, permanent easement, and a 0.225 acre, more or less, temporary easement for twelve (12) months, commencing on the date construction begins, from Ruma Investment Co., for the sum of \$35,000.00, said easements located within Franklin County Parcel No. 273-004535, 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 \_\_\_\_\_, 2016.

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

ATTEST:

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

**Parcel 2P**  
**Exhibit A**  
Permanent Easement  
for  
Shared-Use Path, Utilities, Storm Drainage, and Grading  
0.059 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 1.432 acre tract conveyed to the Ruma Investment Company by Official Record 18377, Page 118, all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the intersection of the northerly Right of Way of Wall Street (Plat Book 72, Page 79 - 60 feet) and the southeasterly corner of said 1.432 acre tract, said point being the **Point of Beginning**;

Thence, along the northerly Right of Way line of said Wall Street the following three courses:

1. With a curve to the left, a radius of 1030.00 feet, a length of 49.43 feet, a chord distance of 49.43 feet and a chord bearing of South 82°42'46" West to a point;
2. South 81°20'17" West, a distance of 228.12 feet to a point;
3. With a curve to the left, a radius of 30.00 feet, a length of 48.03 feet, a chord distance of 43.06 feet and a chord bearing North 52°47'53" West to the east Right of Way of Discovery Boulevard (Plat Book 66, Page 97 - 60 feet);

Thence, along the easterly Right of Way line of said Discovery Boulevard the following two courses:

1. Thence with a curve to the right, a radius of 2020.00 feet, a length of 167.81 feet, a chord distance of 167.77 feet and a chord bearing of North 04°33'15" West to a point;
2. Thence, North 02°10'27" West, a distance of 22.00 feet to the northerly line of said 1.432 acre tract;

Thence, North 87°49'33" East, a distance of 5.00 feet along the northerly line of said 1.432 acre tract to a point;

Thence crossing said 1.432 acre tract the following five courses:

1. South 02°10'27" East, a distance of 22.00 feet to a point;
2. With a curve to the left, a radius of 2015.00 feet, a length of 167.40 feet, a chord distance of 167.35 feet and a chord bearing of South 04°33'15" East to a point;
3. With a curve to the left, a radius of 25.00 feet, a length of 40.02 feet, a chord distance of 35.88 feet and a chord bearing of South 52°47'53" East to a point;
4. North 81°20'17" East, a distance of 228.12 feet to a point;
5. With a curve to the right, a radius of 1035.00 feet, a length of 49.67 feet, a chord distance of 49.67 feet and a chord bearing of North 82°42'46" East to the easterly line of said 1.432 acre tract;

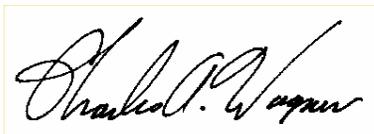
Thence, South 05°54'43" East, a distance of 5.00 feet along the easterly line of said 1.432 acre tract to the **Point of Beginning**, containing 0.059 acres, more or less, subject to legal highways, easements, leases and restriction of record and of records in the respective utility offices.

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 273-004535-00 and is based on Official Record 18377, Page 118.

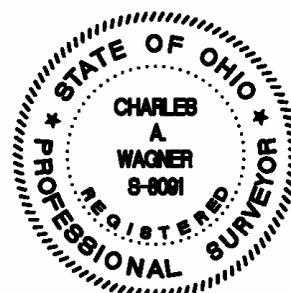
I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in July 2014 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC

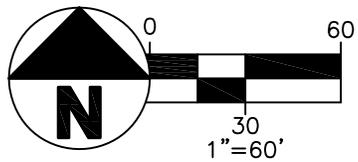


Charles A. Wagner - Professional Surveyor 8091

06/19/2014  
Date

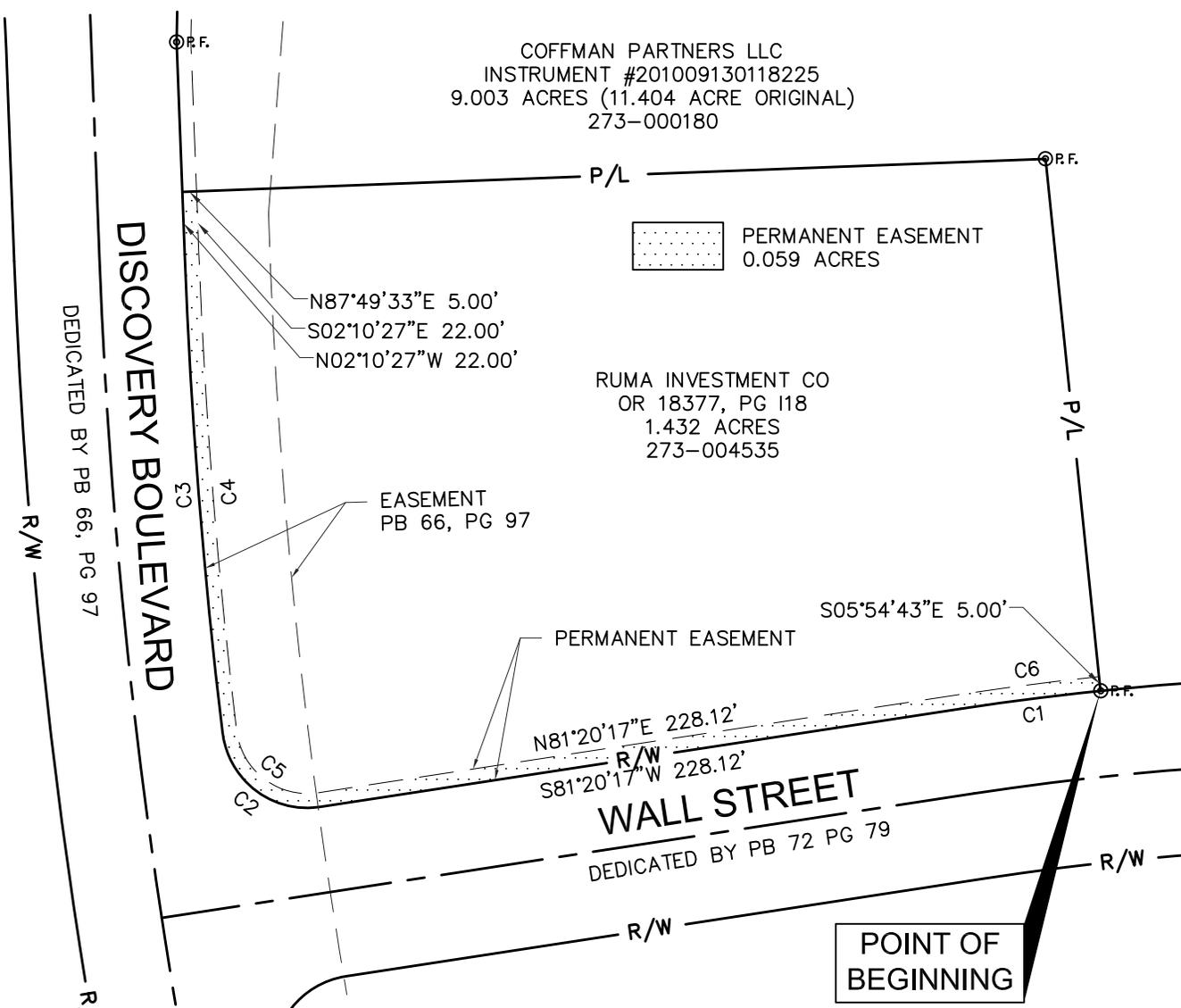


VIRGINIA MILITARY SURVEY NO. 2999  
 CITY OF DUBLIN  
 COUNTY OF FRANKLIN  
 STATE OF OHIO



COFFMAN PARTNERS LLC  
 INSTRUMENT #201009130118225  
 9.003 ACRES (11.404 ACRE ORIGINAL)  
 273-000180

RUMA INVESTMENT CO  
 OR 18377, PG 118  
 1.432 ACRES  
 273-004535



CURVE TABLE					
CURVE:	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	49.43	1030.00	S82°42'46"W	49.43	002°45'00"
C2	48.03	30.00	N52°47'53"W	43.06	091°43'40"
C3	167.81	2020.00	N04°33'15"W	167.77	004°45'36"
C4	167.40	2015.00	S04°33'15"E	167.35	004°45'36"
C5	40.02	25.00	S52°47'53"E	35.88	091°43'40"
C6	49.67	1035.00	N82°42'46"E	49.67	002°45'00"

**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.

06/19/2015  
 DATE

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



[cw design group] D:\CWDG\Project\2013\130026\Drawing\Discovery-Parcel02P.dwg June 19, 2015 2:16pm

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

**PARCEL 2P**  
 PERMANENT EASEMENT  
 FOR SHARED-USE PATH, UTILITIES, STORM DRAINAGE, AND GRADING

13-0026

**Parcel 2T**  
**Exhibit A**  
Temporary Easement  
for  
Shared-Use Path, Utilities, Storm Drainage, and Grading  
0.225 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 1.432 acre tract conveyed to the Ruma Investment Company by Official Record 18377, Page I18, 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 northerly Right of Way of Wall Street (Plat Book 72, Page 79 - 60 feet) and the southeasterly corner of said 1.432 acre tract;

Thence, North 05°54'43" West, a distance of 5.00 feet along the easterly line of said 1.432 acre tract, said point being the **True Point of Beginning**;

Thence, crossing said 1.432 acre tract the following five courses:

1. With a curve to the left, a radius of 1035.00 feet, a length of 49.67 feet, a chord distance of 49.67 feet and a chord bearing of South 82°42'46" West to a point;
2. South 81°20'17" West, a distance of 228.12 feet to a point;
3. With a curve to the right, a radius of 25.00 feet, a length of 40.02 feet, a chord distance of 35.88 feet and a chord bearing of North 52°47'53" West to a point;
4. With a curve to the right, a radius of 2015.00 feet, a length of 167.40 feet, a chord distance of 167.35 feet and a chord bearing of North 04°33'15" West to a point;
5. North 02°10'27" West, a distance of 22.00 feet to the northerly line of said 1.432 acre tract;

Thence, North 87°49'33" East, a distance of 20.00 feet along the northerly line to a point;

Thence, crossing said 1.432 acre tract the following four courses:

1. South 02°10'27" East, a distance of 22.00 feet to a point;
2. With a curve to the left, a radius of 1995.00 feet, a length of 170.89 feet, a chord distance of 170.84 feet and a chord bearing of South 04°37'42" East to a point;
3. North 81°20'17" East, a distance of 233.27 feet to a point;
4. With a curve to the right, a radius of 1055.00 feet, a length of 50.63 feet, a chord distance of 50.63 feet and a chord bearing of North 82°42'46" East to the easterly line of said 1.432 acre tract;

Thence, South 05°54'43" East, a distance of 20.00 feet along the easterly line of said 1.432 acre tract to the **Point of Beginning**, containing 0.225 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 273-004535-00 and is based on Official Record 18377, Page I18.

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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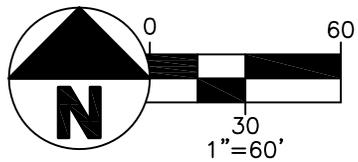
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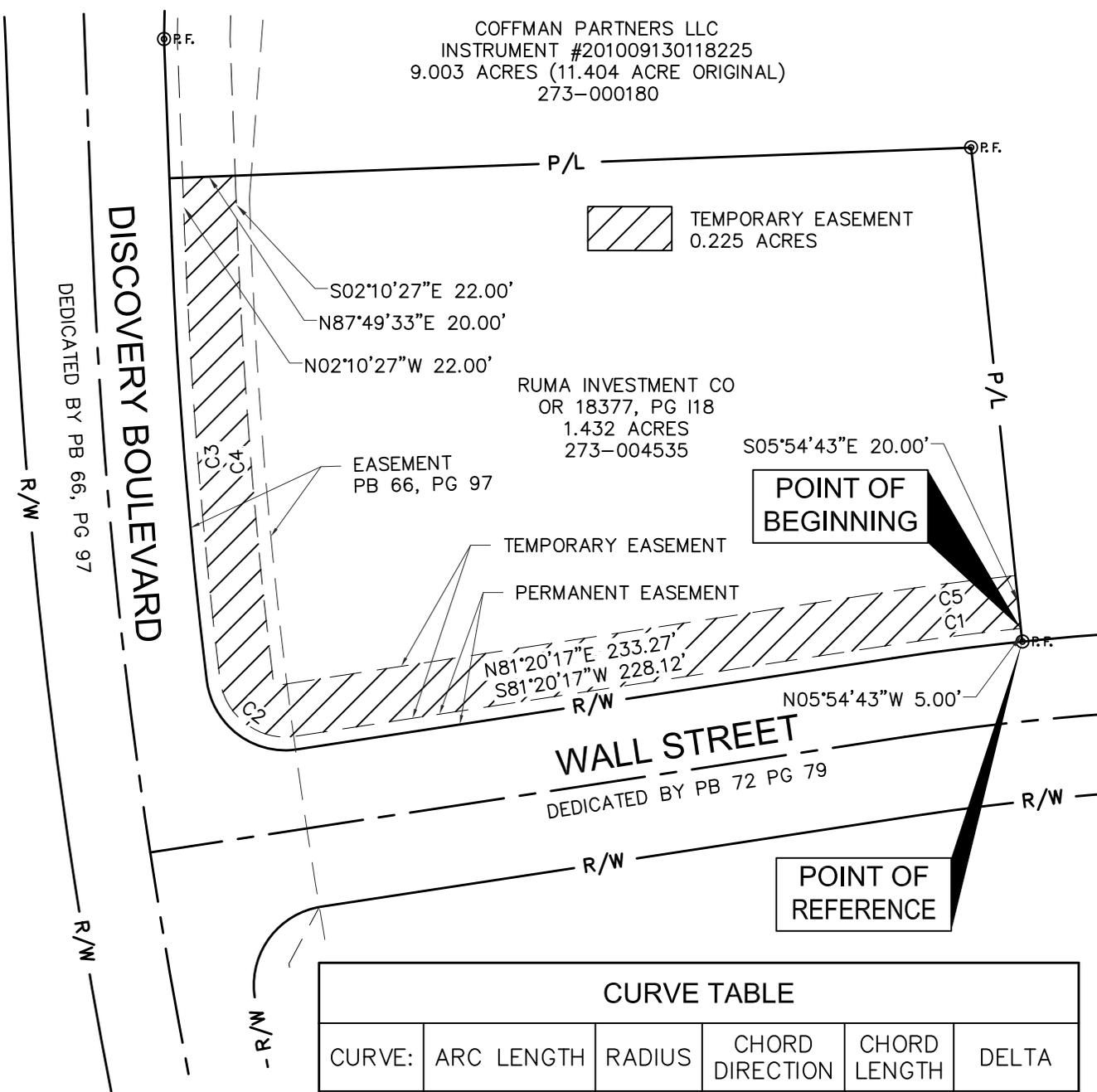
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COFFMAN PARTNERS LLC  
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C4	170.89	1995.00	S04°37'42"E	170.84	004°54'28"
C5	50.63	1055.00	N82°42'46"E	50.63	002°45'00"

**BASIS OF BEARINGS**

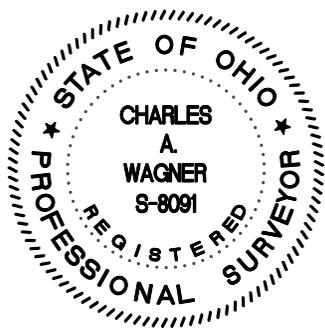
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*Charles A. Wagner*

06/19/2015  
 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 2T**  
 TEMPORARY EASEMENT  
 FOR SHARED-USE PATH, UTILITIES, STORM DRAINAGE, AND GRADING

13-0026

Permanent & Temporary Easement for Shared-Use Path,  
Utilities, Storm Drainage and Grading

9/23/16



Ruma Investment Co.  
6701 Discovery Boulevard  
Dublin, OH 43017

