



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: November 3, 2016

Initiated By: Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Todd Garwick, PE, Senior Civil Engineer
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 47-16 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.033 ACRE, MORE OR LESS, PERMANENT SANITARY SEWER EASEMENT FROM BRIAN AND AMELIE WEEKS, FROM THE PROPERTY LOCATED AT 5929 MACEWEN CT. FOR THE PUBLIC PURPOSE OF CONSTRUCTING A SANITARY SEWER, AND DECLARING AN EMERGENCY.

BACKGROUND

The City of Dublin ("City") is preparing to construct and upsize the Deer Run Sanitary Sewer System (the "Project"). The City is obtaining certain permanent sanitary sewer easements from various landowners to construct the sanitary sewer improvements. The sanitary sewer upsizing is necessary to address water-in-basement events at upstream locations of the Project and system deficiencies identified through hydraulic modeling of the Deer Run Sanitary Sewer tributary area.

Brian and Amelie Weeks (the "Grantors") own property from which the City desires a permanent easement. This property is located at 5929 Macewen Court, and is identified as Delaware County Parcel No. 60034408101000.

After engaging in amicable discussions, the City has come to an agreement with the Grantors to acquire the easement for \$6,775.00, which is the appraised value of the easement.

ACQUISITION

The City will be acquiring from the Grantors only the easement necessary for purposes of the Project, as depicted in the legal description and depiction attached to this memorandum. The acquisition includes a 0.033-acre permanent sanitary sewer easement.

RECOMMENDATION

Ordinance 47-16 would authorize the City Manager to execute all necessary conveyance documents to formally acquire the necessary easement described above. Emergency action is recommended to allow this improvement to occur in a timely manner within the time constraints requested by Muirfield Village Golf Club (MVGC) and the Grantors. The MVGC construction time frame request was from late fall (October/ November), 2016 to spring (April), 2017. This request coincides with the end of the MVGC golfing season and prior to The

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Memorial Tournament, May 29 - June 4, 2017. Additionally, it is desired to proceed quickly in order to remedy the water-in-basement occurrences to upstream residents.

RECORD OF ORDINANCES

Ordinance No. 47-16

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.033 ACRE, MORE OR LESS, PERMANENT SANITARY SEWER EASEMENT FROM BRIAN AND AMELIE WEEKS, FROM THE PROPERTY LOCATED AT 5929 MACEWEN CT. FOR THE PUBLIC PURPOSE OF CONSTRUCTING A SANITARY SEWER, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct and upsize the Deer Run sanitary sewer (the "Project"); and

WHEREAS, the Project requires that the City obtain a permanent sanitary sewer easement from Delaware County Parcel No. 60034408101000 owned by Brian and Amelie Weeks (the "Grantors"), said easement more fully described in the attached Exhibit A and depicted in the attached Exhibit B; and

WHEREAS, the City and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary easement for the sum of \$6,775.00, which is the appraised value of the easement; and

WHEREAS, the City desires to execute necessary conveyance documents to complete the transaction between the City and the Grantors.

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 0.033 acre, more or less, permanent sanitary sewer easement, from Brian and Amelie Weeks, for the sum of \$6,775.00, said easement located within Delaware County Parcel No. 60034408101000, and more fully described and depicted in the attached Exhibits A and B.

Section 2. 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 is declared to be an emergency necessary for the immediate preservation of the public peace, health, safety or welfare, and for the further reason that obtaining the easement is necessary for the advancement of this Project. The Ordinance shall therefore take effect immediately upon passage.

Passed this _____ day of _____, 2016.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

SANITARY SEWER EASEMENT
0.033 ACRES (1,428 S.F.)

Situated in the City of Dublin, County of Delaware, State of Ohio; also being a part of Virginia Military Survey No. 2545; also being a part of Lot 326 of Muirfield Village Phase 7 as recorded in Plat Book 12 Page 17, also being a portion of those lands as conveyed to Brian J. & Amelie Weeks as recorded in Official Record 1195 Page 2525; being more particularly described as follows:

Commencing at a southeasterly corner of said Lot 326, said point also being the southerly-most point of Reserve "HH" as delineated in said Muirfield Village Phase 7; thence,

Along an easterly line of said Lot 326, *South 31° 32' 48" West for a distance of 5.00'* to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along an easterly line of said Lot 326, *South 31° 32' 48" West for a distance of 60.30'* to a point; thence,

North 44° 39' 45" West for a distance of 25.74' to a point; thence,

North 31° 32' 48" East for a distance of 53.95' to a point; thence,

South 58° 56' 24" East for a distance of 25.00' to the point of beginning, containing 0.033 acres (1,428 square feet) of land, more or less.

The basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio North Zone (NAD83-2011).

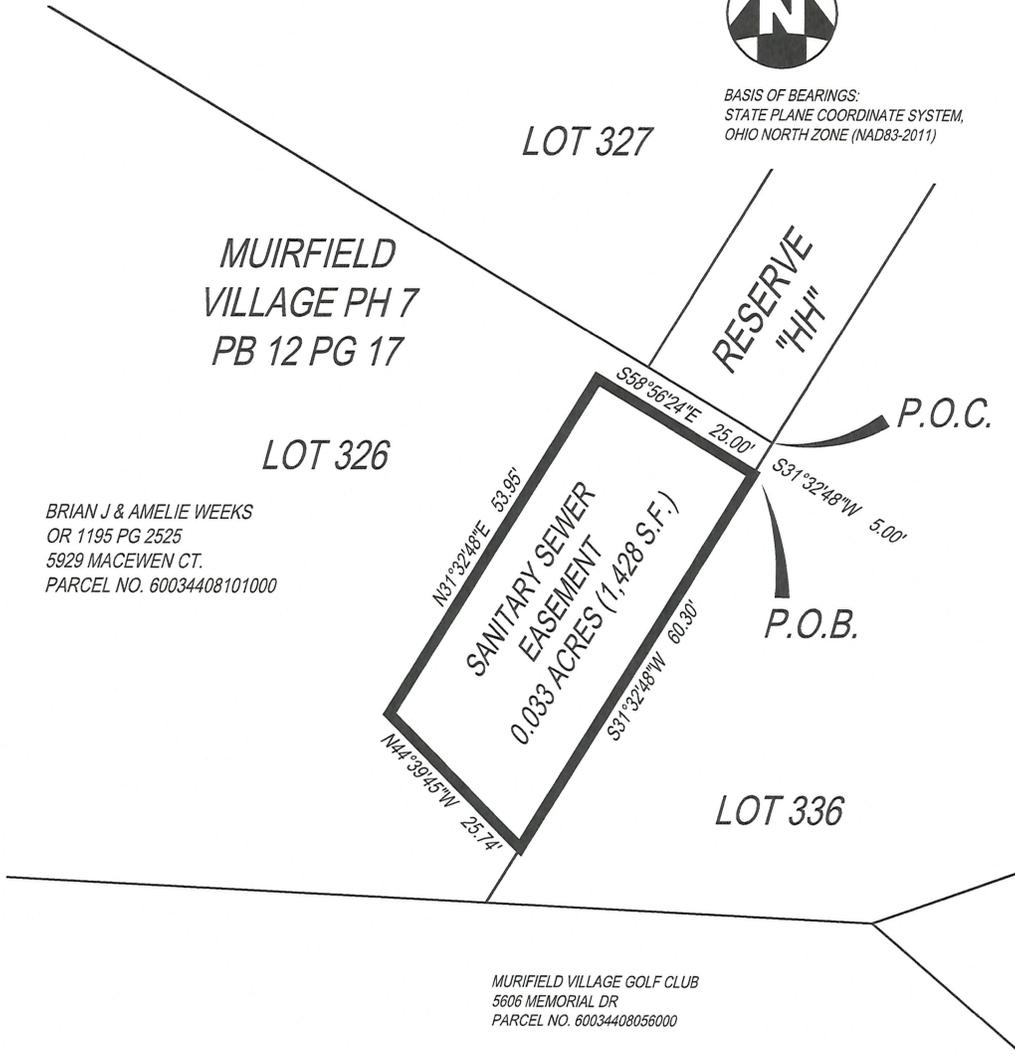


Michael L. Keller
Michael L. Keller
Professional Surveyor, Ohio License No. 7978

9/09/16
Date



BASIS OF BEARINGS:
STATE PLANE COORDINATE SYSTEM,
OHIO NORTH ZONE (NAD83-2011)



BRIAN J & AMELIE WEEKS
OR 1195 PG 2525
5929 MACEWEN CT.
PARCEL NO. 60034408101000

MUIRFIELD VILLAGE GOLF CLUB
5606 MEMORIAL DR
PARCEL NO. 60034408056000



Michael L. Keller

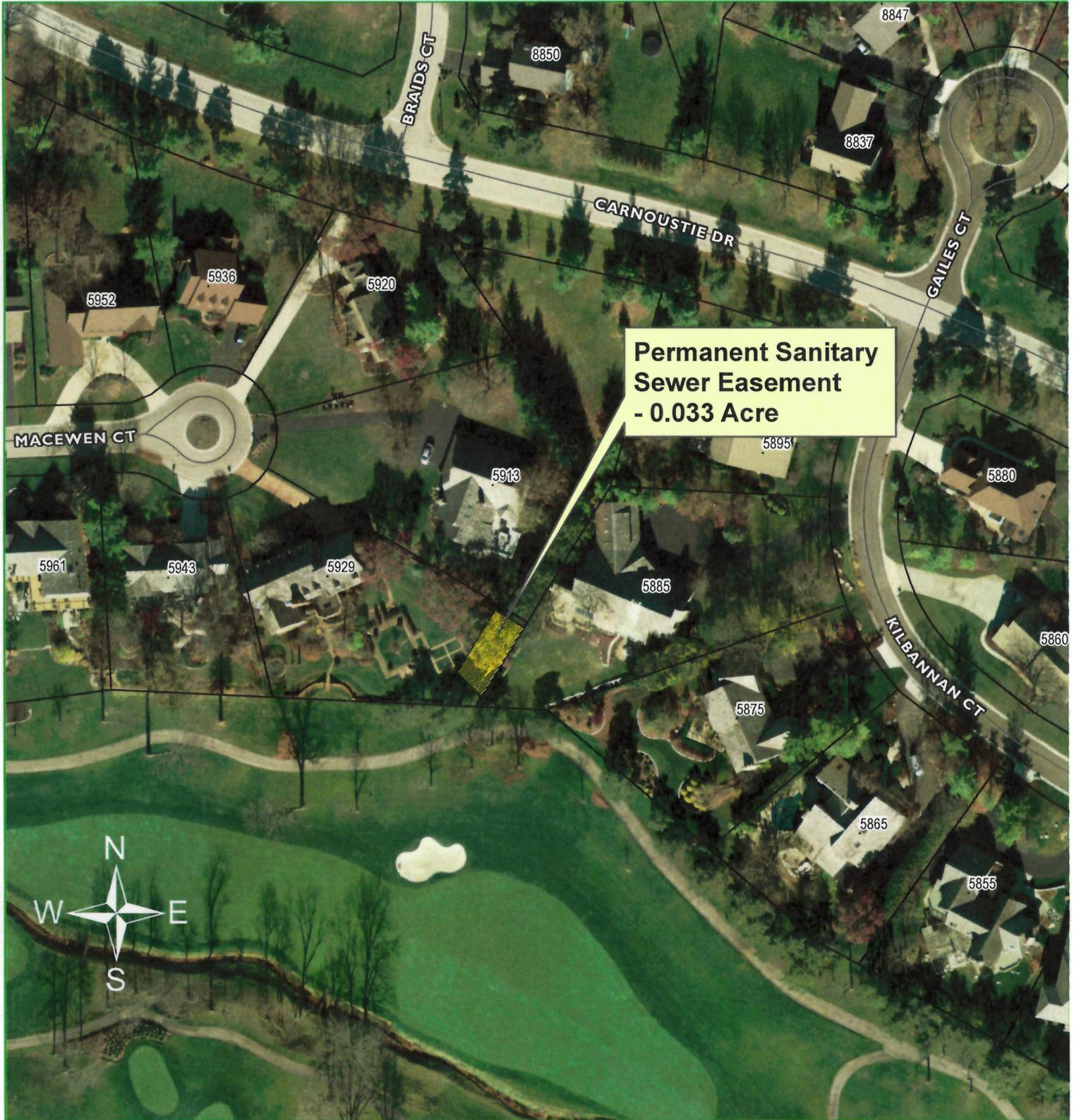
MICHAEL L. KELLER
OHIO PROFESSIONAL SURVEYOR NO. 7978

9/09/16
DATE

<p>THE KLEINGERS GROUP</p> <p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com</p> <p>350 Worthington Rd, Ste B Westerville, OH 43082 614.882.4311</p>	<p>SANITARY SEWER EASEMENT LOT 326 MUIRFIELD VILLAGE PHASE 7 PB 12 PG 17 VMS 2545 CITY OF DUBLIN, DELAWARE CO., OHIO</p>	PROJECT NO: 160094.000
		DATE: 9/08/16
		SCALE: 1"=20'
		SHEET NO. 1 OF 1

Permanent Sanitary Sewer Easement

10/31/16



Brian and Amelie Weeks
5929 Macewen Court
Dublin, OH 43017

PID: 60034408101000

100 50 0 100 Feet

1 inch = 100 feet