



City of Dublin

**Office of the City Manager**

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# Memo

**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager   
**Date:** November 3, 2016  
**Initiated By:** Megan O'Callaghan, Director of Public Works  
Philip K. Hartmann, Assistant Law Director  
**Re:** Ordinance 48-16  
AN ORDINANCE TO APPROPRIATE A 0.002-ACRE, MORE OR LESS,  
TEMPORARY EASEMENT FOR 2 YEARS FROM 72 HIGH COMPANY, LTD.,  
LOCATED ALONG N. HIGH STREET, FOR THE PUBLIC PURPOSE OF  
WIDENING N. HIGH STREET.

## BACKGROUND

The City of Dublin (the "City") is preparing to widen North High Street through the downtown Dublin area (the "Project").

This Project requires that the City acquire a temporary easement from 72 High Company, LTD. (the "Grantor") from the property located at the northeast corner of N. High Street and North Street, identified as Franklin County Parcel Number 273-000028.

City staff has been in discussions with the Grantor and hopes to reach an amicable agreement for the acquisition of the temporary easement; however, this Ordinance authorizes the City's 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 0.002-acre acre, more or less, temporary easement. The appraised fair market value of the easement was determined to be \$435.

## RECOMMENDATION

The Law Department recommends approval of Ordinance 48-16 at Council's November 21<sup>st</sup> meeting as approval of the Ordinance will keep the Project moving forward.

# RECORD OF ORDINANCES

Ordinance No. 48-16

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

**AN ORDINANCE TO APPROPRIATE A 0.002-ACRE, MORE OR LESS, TEMPORARY EASEMENT FOR 2 YEARS FROM 72 HIGH COMPANY, LTD., LOCATED ALONG N. HIGH STREET, FOR THE PUBLIC PURPOSE OF WIDENING N. HIGH STREET.**

**WHEREAS**, the City of Dublin (the "City") is preparing to widen North High Street through the downtown Dublin area (the "Project"); and

**WHEREAS**, the Project requires that the City obtain a temporary easement from 72 High Company, LTD. 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, Delaware, Franklin, and Union Counties, 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 \$435.00, for the public purpose of roadway widening, a 0.002-acre temporary easement, commencing on the date construction begins, from 72 High Company, LTD. 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 and utilize its quick-take authority in the county Court of Common Pleas should it become necessary.

**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 in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

ATTEST:

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



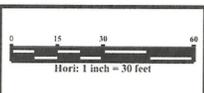

**Proposed Temporary Easement**  
**0.002 Ac.**



**1**  
**NORTH HIGH**  
**STREET WIDENING**

**R/W EXHIBIT**  
**72 HIGH COMPANY LTD - PN 273-000028**

CALCULATED  
*MJS*  
 CHECKED  
*MRB*



**TEMPORARY EASEMENT  
0.002 ACRE**

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey No. 2542, being on, over, and across Lot 132 of that subdivision entitled "Plat of Dublin", destroyed by fire, demonstrated in Plat Book 3, Page 199, as conveyed to 72 High Company, Ltd. by deed of record in Instrument Number 200012290262527 (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 westerly common corner of Lot 132, and Lot 133 conveyed to 84 High Street Company, Ltd. by deed of record in Instrument 200012290262387, on the easterly right-of-way line of High Street (66 feet wide);

Thence South 08° 24' 12" East, with the said right-of-way line and the westerly line of Lot 132, a distance of 36.09 feet to the TRUE POINT OF BEGINNING;

Thence across said Lot 132, the following courses and distances:

South 40° 01' 21" East, a distance of 15.39 feet to a point;

South 54° 54' 39" West, a distance of 9.03 feet to a point on the said easterly right-of-way and westerly line of Lot 132;

Thence North 08° 24' 12" West, with the common line, a distance of 17.16 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Joshua M. Meyer  
Professional Surveyor No. 8485

6/22/2016

Date



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.3448  
 emht.com

# TEMPORARY EASEMENT

VIRGINIA MILITARY SURVEY NO. 2542

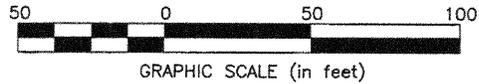
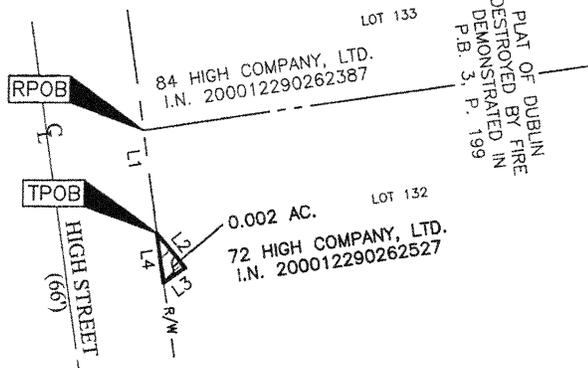
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 22, 2016

Job No. 2012-1634

Scale: 1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S08°24'12"E	36.09'
L2	S40°01'21"E	15.39'
L3	S54°54'39"W	9.03'
L4	N08°24'12"W	17.16'



I:\2012\1634\DWG\04SHEETS\EASEMENTS\20121634-S-ESMT-TEMP-02.DWG plotted by KING, BRANDON on 4/22/2016 11:07:40 AM last saved by JMEYER on 4/20/2016 1:47:58 PM  
 Xref:

By Joshua M. Meyer  
 Professional Surveyor No. 8485

Date 4-22-2016