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 /MLC/dm

Initiated By: Paul A. Hammersmith, Director of Engineering
Michael S. Sweder, PE, Civil Engineer II
Philip K. Hartmann, Assistant Law Director

Date: August 10, 2017

Re: S.R. 161 & Cosgray Road Intersection Improvement Project
Ordinances to Appropriate - Nos. 54-17 through 58-17

BACKGROUND

The City of Dublin ("City"), the Franklin County Engineer's Office, and the Union County Engineer's Office (collectively, the "Project Partners") are working together to construct a roundabout at the intersection of S.R. 161/Post Road and Cosgray Road (the "Project"). The Project Partners entered into a cooperative construction agreement on June 28, 2016 for the intersection improvements. In accordance with the agreement, the City will be the main point of contact for property acquisition necessary for the Project, but Union County is responsible for costs of purchasing or acquiring those property interests from the various property owners. The City, at the request of the Ohio Department of Transportation, engaged O.R. Colan Associates ("O.R. Colan") as the acquisition consultant for the Project. In this role, O.R. Colan has been the main point of contact with the property owners, and will be working with the property owners to reach amicable resolution. O.R. Colan is also working with the tenants on two of the properties that will need to be relocated.

The Project requires the acquisition of property interest from the following property owners:

- Robert E. Williams, II
- Kevin G. Bennington, Mark A. Bryant, Larry D. Clarke and Marc A. Palmer, Successor Co-Trustees of the Duroc Trust (3 properties)
- Ralph E. Smucker
- Jerome I Associates, LTD., an Ohio Limited Liability Company[1]
- Jeffry Weingarten, Jeffrey Weingarten T.O.D., Virginia M. Acosta T.O.D.
- Jeffrey T. Beckman (2 properties)
- The Geitgey Company, an Ohio corporation
- Pinney 7495, LLC, an Ohio limited liability company
- Brian Cunningham and Corin Cunningham

Two of the acquisitions are being sought as total takes since the acquisitions will impact virtually the entire parcel – the Weingarten parcel and the Pinney 7495, LLC parcel.

O.R. Colan, the City, and Union County were able to come to a resolution to acquire the necessary property interests from the properties owned by Robert E. Williams, II, Brian & Corin Cunningham, and Pinney 7495, LLC.
The City is hopeful that an amicable resolution may be reached with the remaining property owners; however, these Ordinances authorize the City Law Director's Office to file complaints for appropriation

[1] There is no resolution for Jerome I Associates, LTD. because the City has a preliminary agreement with this property owner for the donation of the necessary property interests.

in the event that negotiations are unsuccessful. The Ordinances also authorize the City to enter into a reasonable administrative settlement in the best interest of the City without further legislation.

ACQUISITION

The property acquisition consists of the following property interests from each of the above-named property owners (minus the Williams, Cunningham and Pinney 7495, LLC parcels), as depicted in the maps attached hereto:

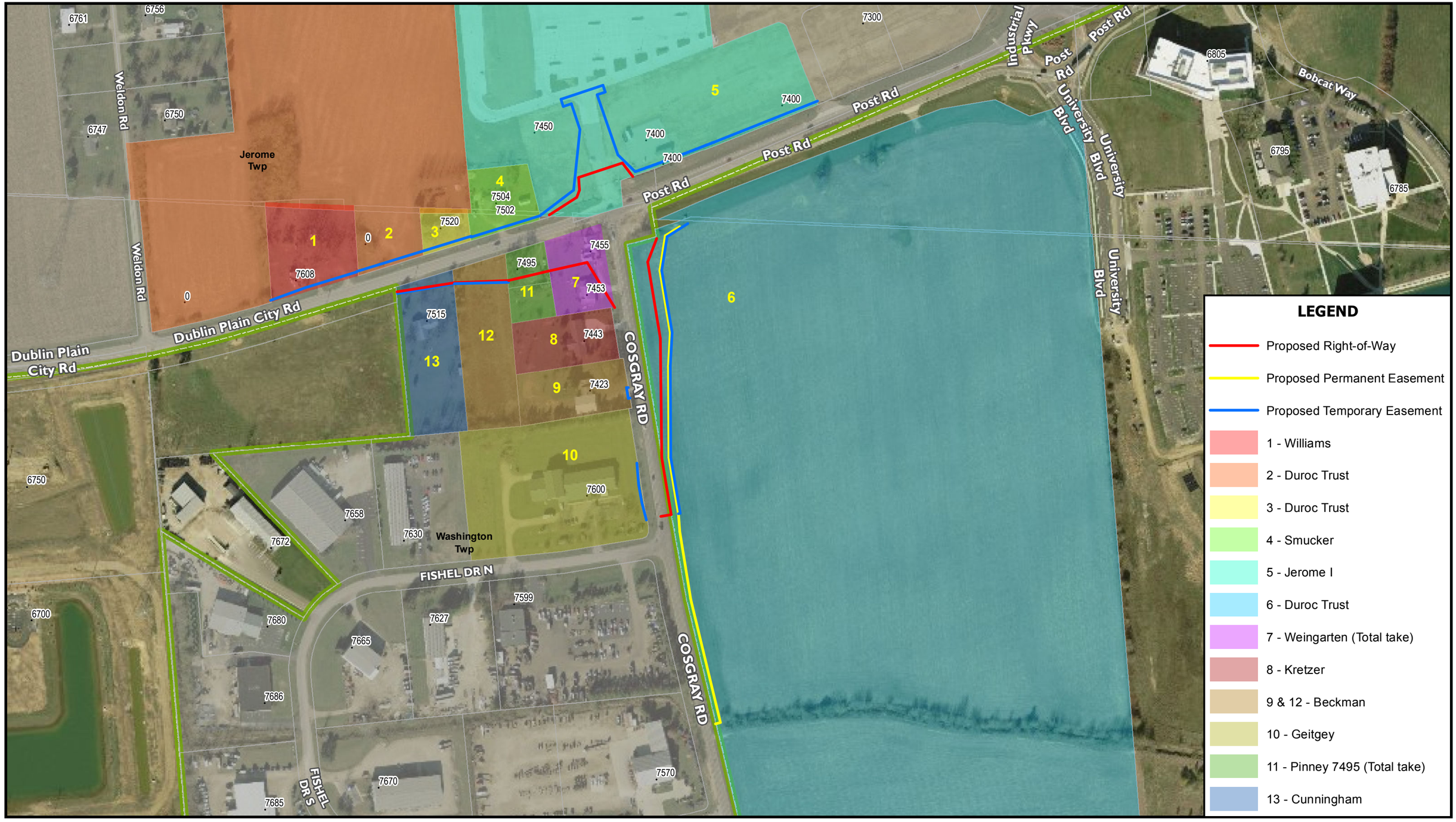
Property Owner	Parcel No.	Property Interests	Auditor Parcel ID Number	Appraised Value
Kevin G. Bennington, Mark A. Bryant, Larry D. Clarke and Marc A. Palmer, Successor Co-Trustees of the Duroc Trust	2-T	Temporary Easement (0.0299 acre ±)	271-000011-00	$1,600 (parcels 2 & 3)
	3-T	Temporary Easement (0.0232 acre ±)	271-000014-00	
	6-WD1	Fee Simple R/W (0.1270 acre ± of which 0.0381 acre ± is P.R.O.[2])	274-0000010-00	$204,920 (parcel 6)
	6-WD2	Fee Simple R/W (0.9139 acre ± of which 0.4815 acre ± is P.R.O.)		
	6-U	Utility Easement (0.6520 acre ±)		
	6-T	Temporary Easement (0.0953 acre ±)		
Ralph E. Smucker	4-T	Temporary Easement (0.0229 acre ±)	271-000020-00	$2,995
Jeffry Weingarten, Jeffrey Weingarten T.O.D., Virginia M. Acosta T.O.D.	7-WD1	Fee Simple R/W (0.5877 acre ± of which 0.2694acre ± is P.R.O.)	272-000328-00	$725,700 (or $730,010 if property elects to sell the residual uneconomic remnant parcel)
	7-WD2	Fee Simple R/W (0.1264 acre ± of which 0.0738 acre ± is P.R.O.)		
	7-WD3	Fee Simple R/W (0.0009 acre ± of which 0.0009 acre ± is P.R.O.)		

[2] P.R.O. stands for Present Road Occupied, which means that this portion of the acquisition is already encumbered with a roadway easement.

Jeffrey T. Beckman	9-T	Temporary Easement (0.0034 acre ±)	272-000301-00	$128,150 (both parcels)
	12-WD	Fee Simple R/W (0.3304 acre ± of which 0.1858 acre ± is P.R.O.)	272-000151-00	
	12-T	Temporary Easement (0.0132 acre ±)		
The Geitgey Company	10-T	Temporary Easement (0.0121 acre ±)	272-000593-00	$360

RECOMMENDATION

The Law Department recommends approval of Ordinance Nos. 54-17 through 58-17 at the August 28 meeting as approval of the Ordinances will keep the Project moving forward.



City of Dublin
OHIO, USA

16-020-CIP
SR 161 / Cosgray Road Roundabout
Property Acquisition Map

0 125 250 500
Feet

RECORD OF ORDINANCES

Dayton Legal Blank, Inc. Form No. 30043

Ordinance No. 57-17 *Passed* _____, 20____

AN ORDINANCE TO APPROPRIATE A 0.5877-ACRE FEE SIMPLE RIGHT-OF-WAY, A 0.1264-ACRE FEE SIMPLE RIGHT-OF-WAY, AND A 0.0009-ACRE FEE SIMPLE RIGHT-OF-WAY FROM JEFFRY WEINGARTEN, JEFFRY WEINGARTEN T.O.D., VIRGINIA M. ACOSTA T.O.D., LOCATED AT 7453-7455 COSGRAY ROAD, FOR THE PUBLIC PURPOSE OF CONSTRUCTING ROADWAY IMPROVEMENTS.

WHEREAS, the City of Dublin (the "City") is preparing to construct a roundabout at the intersection of S.R. 161 and Cosgray Road (the "Project"); and

WHEREAS, the Project requires that the City obtain three fee simple rights-of-way from Jeffry Weingarten, Jeffry Weingarten T.O.D., Virginia M. Acosta T.O.D., as described in the attached Exhibits A and depicted in the attached Exhibits B.

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 $725,700.00, for the public purpose of constructing roadway improvements to be open to the public without charge, a 0.5877-acre fee simple right-of-way, a 0.1264-acre fee simple right-of-way, and a 0.0009-acre fee simple right-of-way, as described in the attached Exhibits A and depicted in the attached Exhibits B.

Section 2. The City Law Director's office is hereby authorized to file a petition for appropriation in the county Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

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, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value. Should the City reach a reasonable administrative resolution at an amount greater than the appraised value, no further legislation is required.

Section 4. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____day of _____, 2017.

_____
Mayor – Presiding Officer

ATTEST:

_____
Clerk of Council

EXHIBIT A

Ver. Date: 03/02/2017

PARCEL 7-WD1
S.R. 161 / COSGRAY RD. ROUNDABOUT
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Washington Township, V.M.S. No. 6748, being part of a tract in the name of Jeffry Weingarten, Jeffry Weingarten T.O.D., Virginia M. Acosta T.O.D. (hereinafter known as the "Grantor") by Official Record 12627, Page J10 and Instrument Number 200908250124342 of Franklin County records.

Commencing, for reference, at a 5/8 inch rebar (found) where the Franklin/Union County line intersects the westerly line of V.M.S. No. 6748 and the centerline of Fulk Road; thence, leaving said V.M.S. line, along said county line, South 87 degrees 49 minutes 49 seconds East, a distance of 1310.09 feet to a p.k. nail (set) at the northeasterly corner of a tract in the name of Jerome I Associates, Ltd., an Ohio Limited Liability Company, as recorded in Instrument Number 201508070109463 of Franklin County records and the southeasterly corner of a tract in the name of Jerome I Associates, Ltd., an Ohio Limited Liability Company, as recorded in Instrument Number 201505130003598 of Union County records, said corner also being the **Point of Beginning** of the parcel herein described; thence, clockwise along the following seven (7) courses;

1. Thence, leaving said property line and continuing along said county line, **South 87 degrees 49 minutes 49 seconds East**, a distance of **16.90 feet** to a p.k. nail (set) on the westerly line of a tract in the name of the City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded in Instrument Number 201003020024952 of Franklin County records and the centerline of right of way of Cosgray Road;

2. Thence, leaving said county line, along the westerly line of said City of Dublin tract and said centerline, **South 09 degrees 26 minutes 37 seconds East**, a distance of **151.53 feet** to a p.k. nail (set) in the westerly line of a tract in the name of Kevin G. Bennington, Mark A. Bryant, Larry D. Clarke and Marc A. Palmer, Successor Co-Trustees of the Duroc Trust, as recorded in Instrument Number 201511160161901 of Franklin County records, passing a railroad spike (found) at the southwesterly corner of said City of Dublin tract at a distance of 96.86 feet;

3. Thence, leaving said centerline and the westerly line of said Bennington tract, **South 78 degrees 59 minutes 38 seconds West**, a distance of **72.93 feet** to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

4. Thence, **North 31 degrees 33 minutes 11 seconds West**, a distance of **32.15 feet** to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

5. Thence, **South 77 degrees 12 minutes 10 seconds West**, a distance of **108.65 feet** to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD", on the easterly line of a tract in the name of Pinney 7495, LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201104200052126;

6. Thence, along said property line, **North 08 degrees 41 minutes 37 seconds West**, a distance of **116.63 feet** to a p.k. nail (set) at the northeasterly corner of said Pinney tract, said corner being in the southerly line of said Jerome I Associates, Ltd., tract, passing a 3/4 inch pipe (found) at a distance of 73.50 feet;

7. Thence, along said southerly property line, **North 75 degrees 03 minutes 38 seconds East**, a distance of **176.19 feet** to the **Point of Beginning**, containing 0.5877 acres, of which the present road occupies 0.2694 acres, and is contained within Franklin County Auditor's parcel No. 272-000328-00.

The bearings for this description are based on the bearing between Franklin County Engineer's Monument "FRANK72" and Franklin County Geodetic Survey Monument "WE130" being North 84 degrees 36 minutes 52 seconds West, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone (2011).

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Dublin, Ohio in July, 2016.

Steven L. Mullaney, P.S. 3/6/2017 Date

STATE OF OHIO STEVEN L. MULLANEY 7900 REGISTERED SURVEYOR

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: RJD
DATE 03/06/2017
FRANKLIN COUNTY ENGINEER

0-109-A
SPLIT
0.5877AC
OUT OF
(272)
000328

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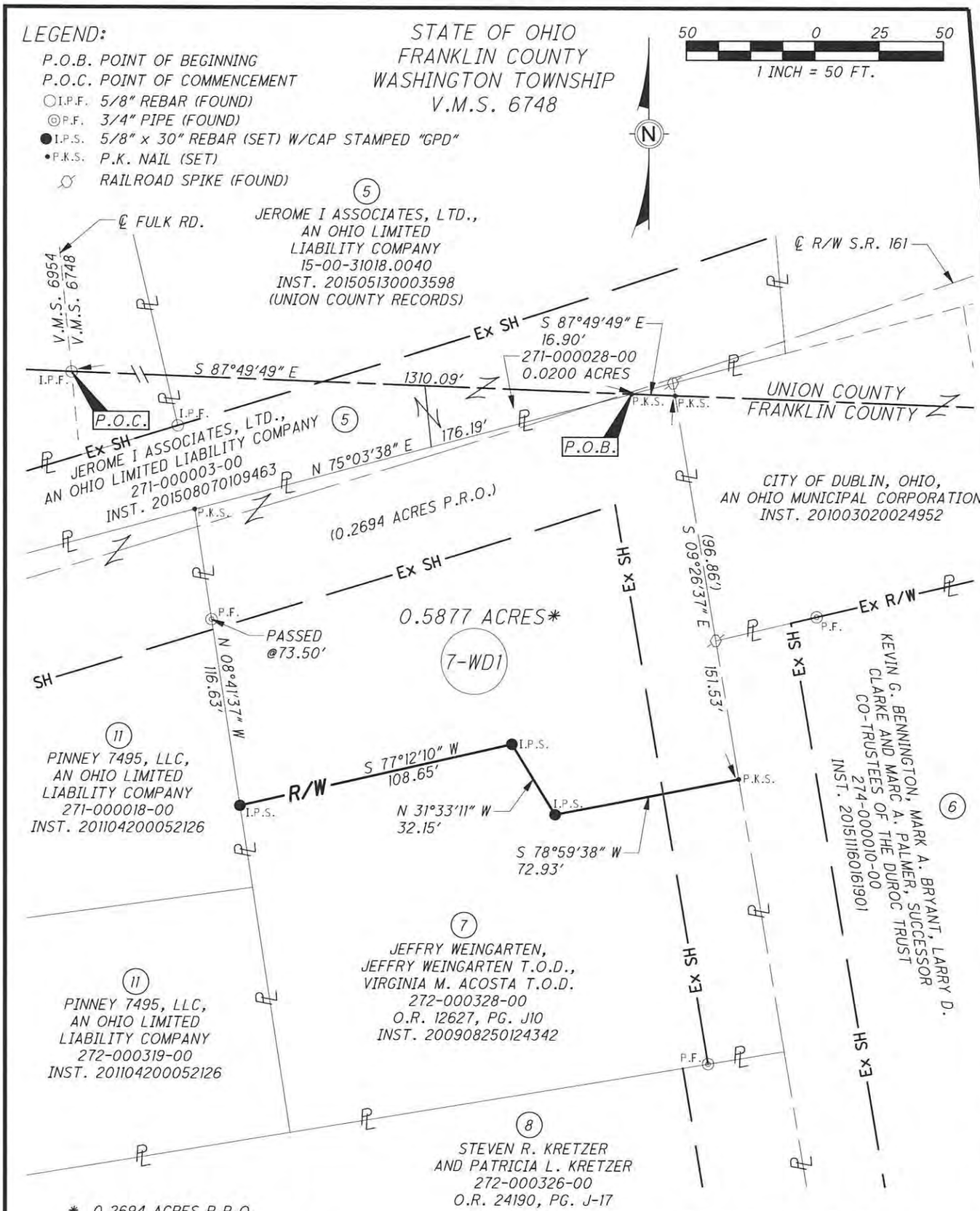
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

EXHIBIT B
PARCEL 7-WD1
SR 161/COSGRAY RD. ROUNDABOUT



* 0.2694 ACRES P.R.O.
+0.3183 ACRES ADDITIONAL R/W
=0.5877 TOTAL ACRES

PERTINENT DOCUMENTS USED:

INST. 201104200052126, INST. 201104200052126
INST. 201508070109463, INST. 201003020024952
INST. 201511160161901, INST. 200908250124342
O.R. 24190, PG. J-17

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY ENGINEER'S MONUMENT "FRANK72" AND FRANKLIN COUNTY GEODETIC SURVEY MONUMENT "WE130" BEING N 84°36'52" W, AS MEASURED WITH GPS METHODS USING GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (2011).

STATE OF OHIO
STEVEN L. MULLANEY
7900
REGISTERED SURVEYOR

STEVEN L. MULLANEY, P.S. 7900

3/6/2017
DATE

GPD JOB NO. 2016085.04

EXHIBIT A

Ver. Date: 03/02/2017

PARCEL 7-WD2
S.R. 161 / COSGRAY RD. ROUNDABOUT
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Washington Township, V.M.S. No. 6748, being part of a tract in the name of Jeffry Weingarten, Jeffry Weingarten T.O.D., Virginia M. Acosta T.O.D. (hereinafter known as the "Grantor") by Official Record 12627, Page J10 and Instrument Number 200908250124342 of Franklin County records.

Commencing, for reference, at a 5/8 inch rebar (found) where the Franklin/Union County line intersects the westerly line of V.M.S. No. 6748 and the centerline of Fulk Road; thence, leaving said V.M.S. line, along said county line, South 87 degrees 49 minutes 49 seconds East, a distance of 1326.99 feet to a p.k. nail (set) on the westerly line of a tract in the name of the City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded in Instrument Number 201003020024952 of Franklin County records and the centerline of right of way of Cosgray Road; thence, leaving said county line, along the westerly line of said City of Dublin tract and said centerline, South 09 degrees 26 minutes 37 seconds East, a distance of 151.53 feet to a p.k. nail (set) in the westerly line of a tract in the name of Kevin G. Bennington, Mark A. Bryant, Larry D. Clarke and Marc A. Palmer, Successor Co-Trustees of the Duroc Trust, as recorded in Instrument Number 201511160161901 of Franklin County records, and the **Point of Beginning** of the parcel herein described, passing a railroad spike (found) at the southwesterly corner of said City of Dublin tract at a distance of 96.86 feet; thence, clockwise along the following four (4) courses;

1. Thence, continuing along said centerline and said property line, **South 09 degrees 26 minutes 37 seconds East**, a distance of **107.59 feet** to a p.k. nail (set) at the northeasterly corner of a tract in the name of Steven R. Kretzer and Patricia L. Kretzer, as recorded in Official Record 24190, Page J-17 of Franklin County records;

2. Thence, leaving said centerline, along the northerly line of said Kretzer tract, **South 80 degrees 33 minutes 05 seconds West**, a distance of **30.00 feet** to a 3/4 inch pipe (found) on the westerly existing right of way line of Cosgray Road;

3. Thence, leaving said property line and said existing right of way line, **North 31 degrees 33 minutes 11 seconds West**, a distance of **113.98 feet** to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

4. Thence, **North 78 degrees 59 minutes 38 seconds East**, a distance of **72.93 feet** to the **Point of Beginning**, containing 0.1264 acres, of which the present road occupies 0.0738 acres, and is contained within Franklin County Auditor's parcel No. 272-000328-00.

The bearings for this description are based on the bearing between Franklin County Engineer's Monument "FRANK72" and Franklin County Geodetic Survey Monument "WE130" being North 84 degrees 36 minutes 52 seconds West, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone (2011).

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Dublin, Ohio in July, 2016.

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

3/6/2017

Steven L. Mullaney, P.S. — Date
Professional Surveyor No. 7900

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E., P.S.
BY: RDD
DATE 03/06/2017

0.109-A
SPLIT
0.1264 AC
OUT OF
(272)
000328

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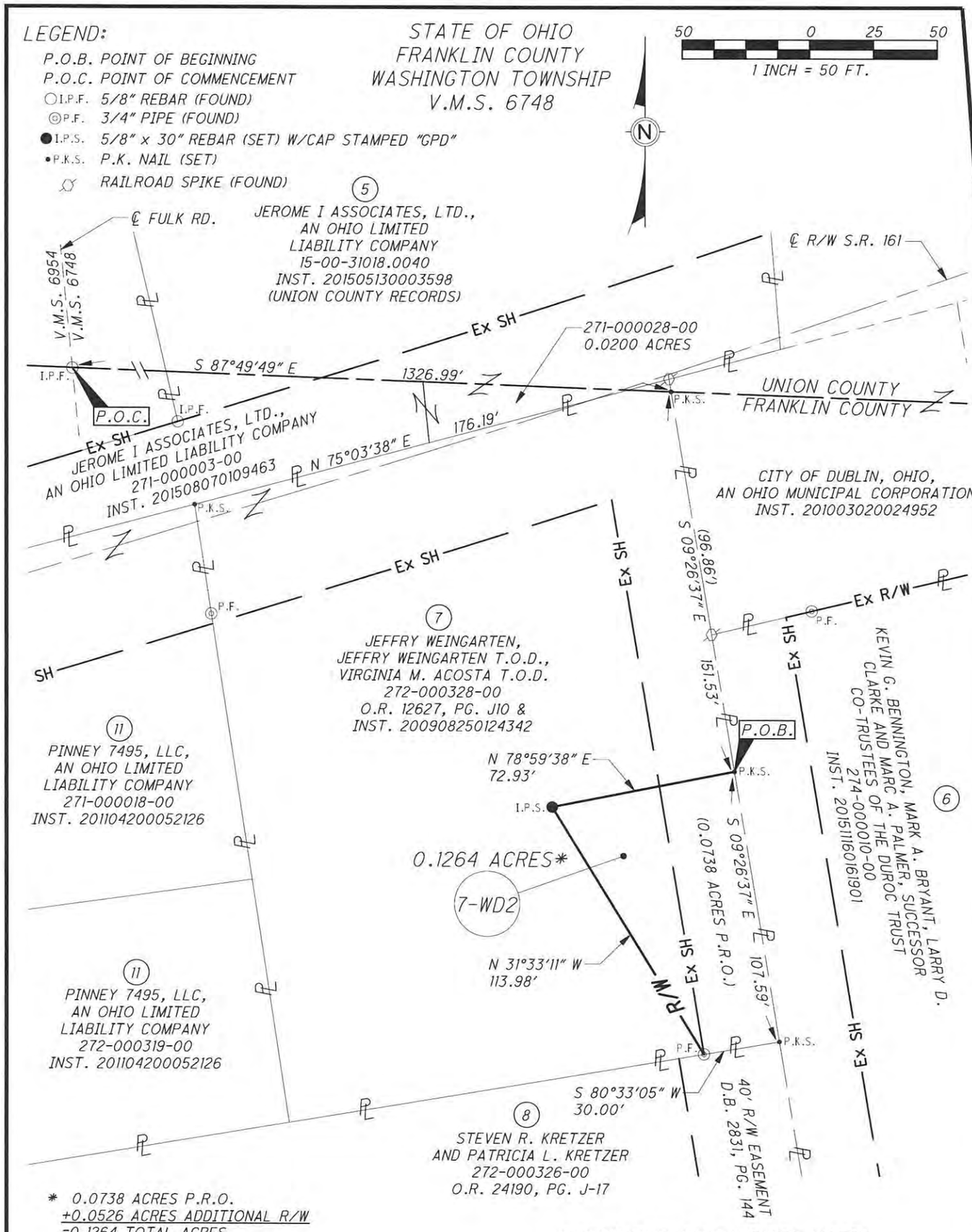
EXHIBIT B
PARCEL 7-WD2
SR 161/COSGRAY RD. ROUNDABOUT



* 0.0738 ACRES P.R.O.
+0.0526 ACRES ADDITIONAL R/W
=0.1264 TOTAL ACRES

PERTINENT DOCUMENTS USED:

INST. 201104200052126, INST. 201104200052126
INST. 200908250124342, INST. 201508070109463
INST. 201003020024952, INST. 201511160161901

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY ENGINEER'S MONUMENT "FRANK72" AND FRANKLIN COUNTY GEODETIC SURVEY MONUMENT "WE130" BEING N 84°36'52" W, AS MEASURED WITH GPS METHODS USING GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (2011).

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

STEVEN L. MULLANEY, P.S. 7900

3/6/2017
DATE

GPD JOB NO. 2016085.04

EXHIBIT A

Ver. Date: 02/13/2017

PARCEL 7-WD3
S.R. 161 / COSGRAY RD. ROUNDABOUT
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Union, Jerome Township, V.M.S. No. 6748, being part of a tract in the name of Jeffry Weingarten, Jeffry Weingarten T.O.D., Virginia M. Acosta T.O.D. (hereinafter known as the "Grantor") by Official Record 12627, Page J10 and Instrument Number 200908250124342 of Franklin County records (not recorded in Union County).

Commencing, for reference, at a 5/8 inch rebar (found) where the Franklin/Union County line intersects the westerly line of V.M.S. No. 6748 and the centerline of Fulk Road; thence, leaving said V.M.S. line, along said county line, South 87 degrees 49 minutes 49 seconds East, a distance of 1310.09 feet to a p.k. nail (set) at the northeasterly corner of a tract in the name of Jerome I Associates, Ltd., an Ohio Limited Liability Company, as recorded in Instrument Number 201508070109463 of Franklin County records and the southeasterly corner of a tract in the name of Jerome I Associates, Ltd., an Ohio Limited Liability Company, as recorded in Instrument Number 201505130003598 of Union County records, said corner also being the **Point of Beginning** of the parcel herein described; thence, clockwise along the following three (3) courses;

1. Thence, leaving said county line and entering into Union County, continuing along said property line, **North 75 degrees 03 minutes 38 seconds East**, a distance of **16.63 feet** to a railroad spike (found) at the northwesterly corner of a tract in the name of the City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded in Instrument Number 201003020024952 of Franklin County records, said corner being in the centerline of right of way of Cosgray Road;

2. Thence, leaving the southerly line of said Jerome I Associates, Ltd., tract, along the westerly line of said City of Dublin tract and said centerline, **South 09 degrees 26 minutes 37 seconds East**, a distance of **5.00 feet** to a p.k. nail (set) on the Franklin/Union County Line;

3. Thence, leaving said centerline and the westerly line of said City of Dublin tract, along said county line, **North 87 degrees 49 minutes 49 seconds West**, a distance of **16.90 feet** to the **Point of Beginning**, containing 0.0009 acres, of which the present road occupies 0.0009 acres; the above described 0.0009 acres is carried with Franklin County Auditor's parcel No. 272-000328-00, but is in Union County, Jerome Township;

The bearings for this description are based on the bearing between Franklin County Engineer's Monument "FRANK72" and Franklin County Geodetic Survey Monument "WE130" being North 84 degrees 36 minutes 52 seconds West, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone (2011).

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Dublin, Ohio in July, 2016.

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

2/14/2017
Date

PRE-APPROVAL STAMP

Description Approved OK

Plat Approved OK

Flood Prone Area OK

Closure OK

Initial MJK Date 2.15.17

Pre-approval of description does not include the Planning Commission lot split approval, zoning, Health Department, or any other approvals needed for transfer.

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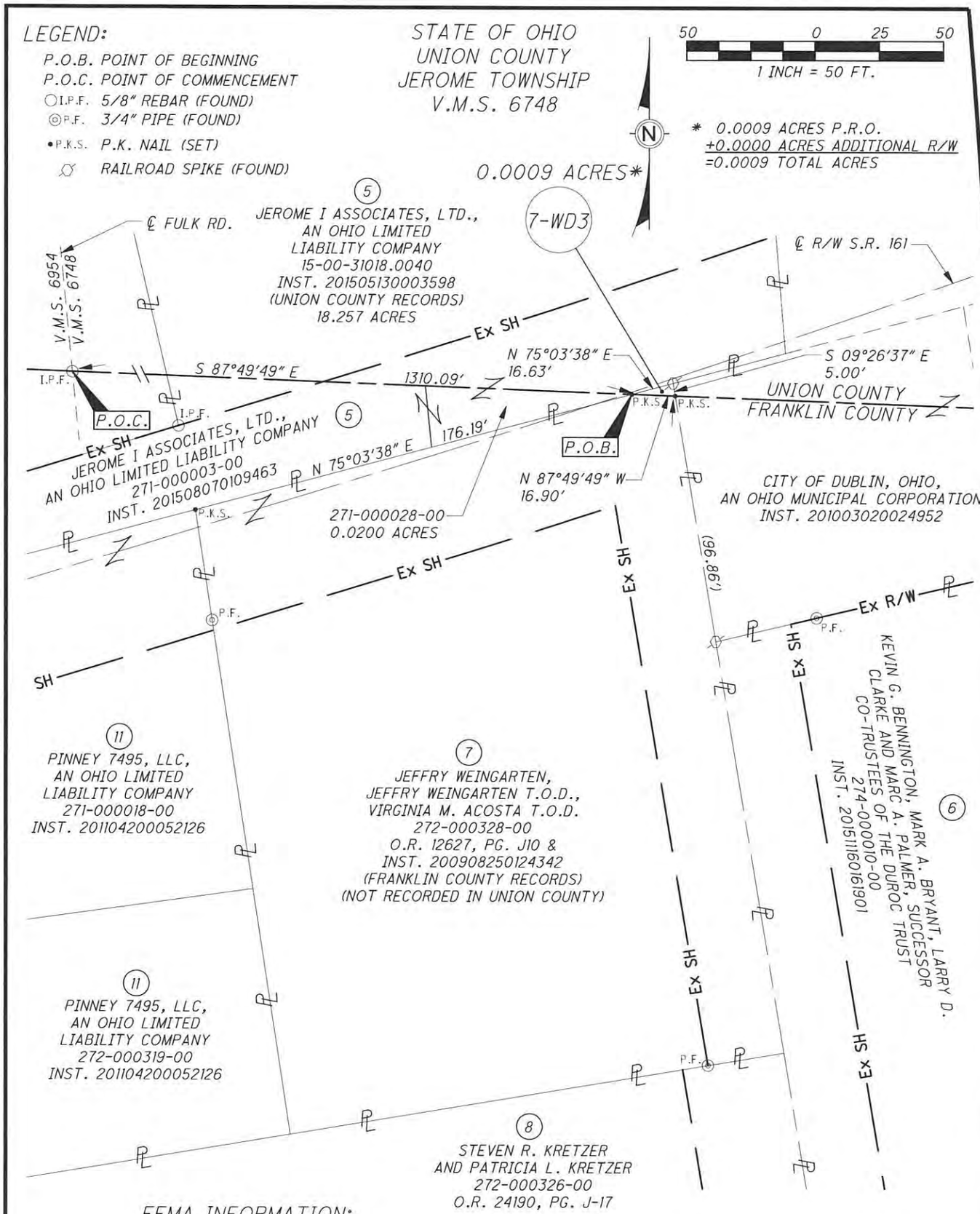
EXHIBIT B
PARCEL 7-WD3
SR 161/COSGRAY RD. ROUNDABOUT



FEMA INFORMATION:

FEMA FLOOD ZONE "X"
MAP #39097C
PANEL #0080D
EFFECTIVE DATE: JUNE 18, 2010

PERTINENT DOCUMENTS USED:

INST. 201104200052126, INST. 201104200052126
INST. 201508070109463, INST. 200908250124342
INST. 201511160161901, INST. 201003020024952

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY ENGINEER'S MONUMENT "FRANK72" AND FRANKLIN COUNTY GEODETIC SURVEY MONUMENT "WE130" BEING N 84°36'52" W, AS MEASURED WITH GPS METHODS USING GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (2011).

STATE OF OHIO
STEVEN L MULLANEY 7900 REGISTERED SURVEYOR

STEVEN L. MULLANEY, P.S. 7900

2/14/2017
DATE

GPD JOB NO. 2016085.04

PRELIMINARY APPROVAL

FRANKLIN COUNTY ENGINEERING DEPT.

DATE: 06/30/2017 BY: RJN

*DEED PRESENTATION

Ver. Date: 06/28/2017

EXHIBIT A

PARCEL 7-E
S.R. 161 / COSGRAY RD. ROUNDABOUT
RESIDUAL LAND

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the State of Ohio, County of Franklin, Washington Township, V.M.S. No. 6748, being part of a tract in the name of Jeffry Weingarten, Jeffry Weingarten T.O.D., Virginia M. Acosta T.O.D. (hereinafter known as the "Grantor") by Official Record 12627, Page J10 and Instrument Number 200908250124342 of Franklin County records.

Commencing, for reference, at a 5/8 inch rebar (found) where the Franklin/Union County line intersects the westerly line of V.M.S. No. 6748 and the centerline of Fulk Road; thence, leaving said V.M.S. line, along said county line, South 87 degrees 49 minutes 49 seconds East, a distance of 1326.99 feet to a p.k. nail (set) on the westerly line of a tract in the name of the City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded in Instrument Number 201003020024952 of Franklin County records and the centerline of right of way of Cosgray Road; thence, leaving said county line, along the westerly line of said City of Dublin tract and said centerline, South 09 degrees 26 minutes 37 seconds East, a distance of 259.12 feet to a p.k. nail (set) in the westerly line of a tract in the name of Kevin G. Bennington, Mark A. Bryant, Larry D. Clarke and Marc A. Palmer, Successor Co-Trustees of the Duroc Trust, as recorded in Instrument Number 201511160161901 of Franklin County records, at the northeasterly corner of a tract in the name of Steven R. Kretzer and Patricia L. Kretzer, as recorded in Official Record 24190, Page J17, passing a railroad spike (found) at the southwesterly corner of said City of Dublin tract at a distance of 96.86 feet; thence, leaving said centerline, along the northerly line of said Kretzer tract, South 80 degrees 33 minutes 05 seconds West, a distance of 30.00 feet to a 3/4 inch pipe (found) on the westerly existing right of way line of Cosgray Road and the **Point of Beginning** of the parcel herein described; thence, clockwise along the following four (4) courses;

1. Thence, continuing along the northerly line of said Kretzer tract, **South 80 degrees 33 minutes 05 seconds West**, a distance of **165.16 feet** to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD", at the southeasterly corner of a tract in the name of Pinney 7495, LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201104200052126;

2. Thence, leaving the northerly line of said Kretzer tract, along the easterly line of said Pinney tract, **North 08 degrees 41 minutes 37 seconds West**, a distance of **129.05 feet** to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

3. Thence, leaving said property line, across the grantor's tract, **North 77 degrees 12 minutes 10 seconds East**, a distance of **108.65 feet** to a 5/8 inch by 30 inch rebar (set), with cap stamped "GPD";

4. Thence, continuing across the grantor's tract, **South 31 degrees 33 minutes 11 seconds East**, a distance of **146.13 feet** to the **Point of Beginning**, containing 0.4172 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's parcel No. 272-000328-00.

The bearings for this description are based on the bearing between Franklin County Engineer's Monument "FRANK72" and Franklin County Geodetic Survey Monument "WE130" being North 84 degrees 36 minutes 52 seconds West, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone (2011).

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Dublin, Ohio in July, 2016.

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900

6/29/2017
Date

STATE OF OHIO
STEVEN L. MULLANEY
S-7900
REGISTERED
PROFESSIONAL SURVEYOR

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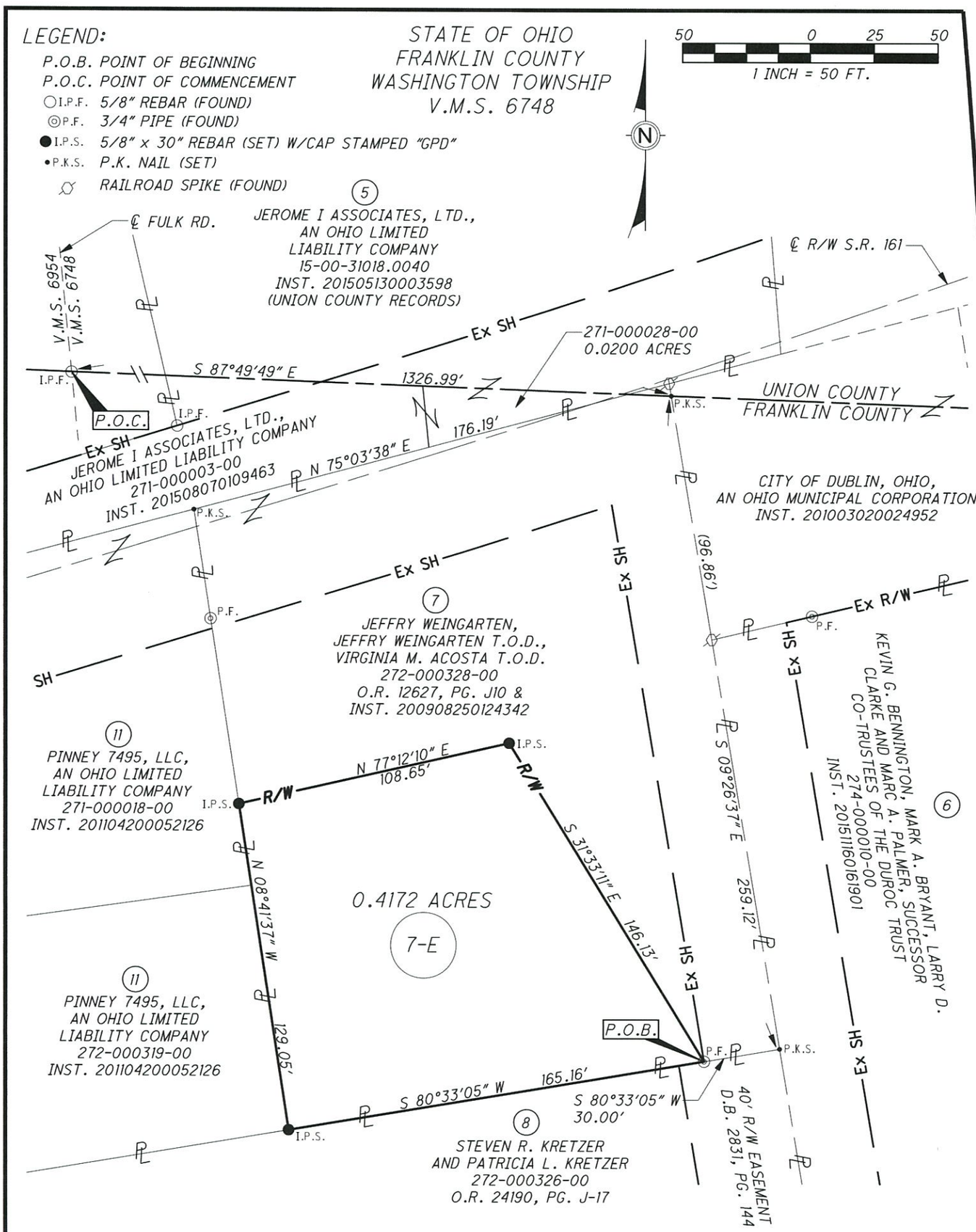
EXHIBIT B
PARCEL 7-E
SR 161/COSGRAY RD. ROUNDABOUT



PERTINENT DOCUMENTS USED:

INST. 201104200052126, INST. 201104200052126
INST. 200908250124342, INST. 201508070109463
INST. 201003020024952, INST. 201511160161901

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE BEARING BETWEEN FRANKLIN COUNTY ENGINEER'S MONUMENT "FRANK72" AND FRANKLIN COUNTY GEODETIC SURVEY MONUMENT "WE130" BEING N 84°36'52" W, AS MEASURED WITH GPS METHODS USING GRID NORTH, OF THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (2011).

STATE OF OHIO
STEVEN L. MULLANEY
S-7900
REGISTERED PROFESSIONAL SURVEYOR

STEVEN L. MULLANEY, P.S. 7900 — DATE 6/29/2017

GPD JOB NO. 2016085.04