


**To:** Members of Dublin City Council

**From:** Dana L. McDaniel, City Manager 

**Date:** February 8, 2018

**Initiated By:** Megan D. O'Callaghan, P.E., Public Works Director  
Paul A. Hammersmith, P.E., Director of Engineering/ City Engineer  
Todd A. Garwick, P.E., Senior Civil Engineer - Utilities

**Re: Ordinances 05-18 through 20-18  
Acquisition of Easements for Sanitary Sewer Extension –  
Areas 11A and 11B (17-011-CIP)**

## Background

On December 7, 2015, Dublin City Council adopted a policy regarding public water and sanitary sewer utility extensions to areas that do not currently have access to these public services. The policy outlines a process by which the City of Dublin ("City") will identify, prioritize and implement the design and construction of public utility service extensions. The City has developed a conceptual 15-year plan for extending water and sewer lines to developed properties within City limits.

The Sanitary Sewer Extension – Areas 11A and 11B Project (the "Project") is the first project moving forward from the conceptual 15-year implementation plan, as depicted on the attached Location Map (page 4). This project extends 8-inch public sanitary sewer lines into existing Dublin Estates and Lancashire subdivisions, as well as several Dublin Road parcels. The first 8-inch public sanitary sewer line will be extended from the intersection of Bellaire Avenue and Bellaire Court, and then west into Bellaire Court to serve 4 parcels. Another 8-inch public sanitary sewer line will be extended from the intersection of Bellaire Avenue and Limerick Lane, and then west on Limerick Lane to serve 9 parcels. This Limerick Lane extension includes two parcels on the west side of Dublin Road. Also, an 8-inch public sanitary sewer line will be extended from the parcel area for 7640 Bellaire Avenue, and then west along Bellaire Avenue to Dublin Road, resulting in service to 8 parcels. Lastly, an 8-inch public sanitary sewer main will be extended north and south along Dublin Road frontage to serve 8 parcels.

This project has the potential to serve 29 existing parcels of which 26 parcels have various types of existing home sewage treatment systems (HSTS). The construction of this project will allow 3 existing undeveloped parcels the potential to connect to the public sanitary sewer system.

The Project requires the City to acquire easements from various property owners on Dublin Road, Bellaire Court, Limerick Lane, and Bellaire Avenue. The City participated in good faith discussions with all property owners and has come to mutually agreeable terms with all owners to donate the easements to the City at no cost.

## Acquisition

The property acquisitions consist of the following property interests from each of the named property owners, as depicted in the maps attached hereto:

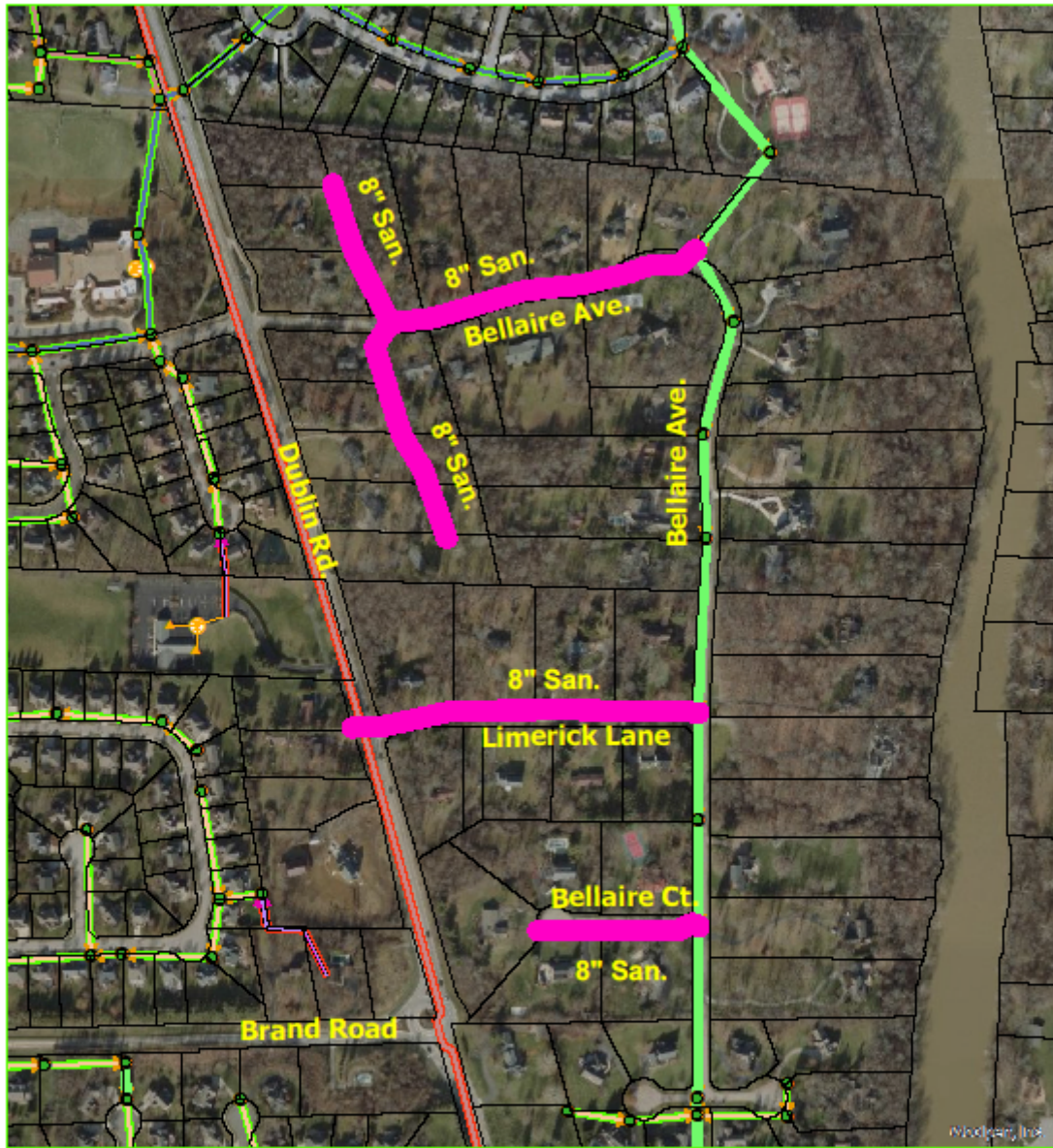
Property Owner	Property Interests and Acreage	Auditor Parcel ID Number	Acquisition Price
<b>William T. and Joan C. Bownas</b>	Permanent Utility Easement (0.058±)	273-000605-00	Donated
<b>Scott E. and Renee M. Kasun</b>	Permanent Utility Easement (0.020±)	273-000606-00	Donated
<b>Mark D. and Jennifer R. Crabtree</b>	Permanent Utility Easement (0.006±)	273-000607-00	Donated
<b>Jason T. Overbey</b>	Permanent Utility Easement (0.024±)	273-000598-00	Donated
<b>Wolfgang and Karin M. Doerschlag</b>	Permanent Utility Easement (0.026±)	273-000597-00	Donated
<b>Hassan and Bridgette L. Ayoub</b>	Permanent Utility Easement (0.027±)	273-000596-00	Donated
<b>Patrick D. McMonigle</b>	Permanent Utility Easement (0.022±)	273-000595-00	Donated
<b>Dorothy M. Manns, Trustee</b>	Permanent Utility Easement (0.010±) Temporary Easement (0.013±)	273-010695-00	Donated
	Permanent Utility Easement (0.059±) Temporary Easement (0.069±)	273-010602-00	Donated
<b>Amy R. Laurence</b>	Permanent Utility Easement (0.070±) Temporary Easement (0.057±) Temporary Easement (0.066±)	273-010694-00	Donated

<b>Jacob R. and Denise M. Wahlenmaier</b>	Permanent Utility Easement (0.075±) Temporary Easement (0.075±)	273-010697-00	Donated
<b>Rochelle Vennari (a.k.a. Rochelle Rogers)</b>	Permanent Utility Easement (0.069±) Temporary Easement (0.069±)	273-010696-00	Donated
<b>Mitzi H. Walters</b>	Temporary Easement (0.065±)	273-010620-00	Donated
<b>Shirley M. Walters, Trustee</b>	Temporary Easement (0.024±)	273-010621-00	Donated
	Permanent Utility Easement (0.278±) Temporary Easement (0.171±)	273-010618-00	Donated
<b>Todd E. and Elizabeth J. Brewster</b>	Permanent Utility Easement (0.011±)	273-010603-00	Donated

### Recommendation

Staff recommends adoption of Ordinance Nos. 05-18 through 20-18 at the second reading/public hearing on February 26, 2018, as these ordinances authorize the City Manager to execute all necessary conveyance documents and formally accept the necessary property interests described above.

### ***Location Map***



## **Sanitary Sewer Extensions Areas 11A and 11B**





RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 07-18
Passed
, 20

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.006-ACRE, MORE OR LESS, PERMANENT EASEMENT FROM MARK D. AND JENNIFER R. CRABTREE LOCATED AT 4410 BELLAIRE COURT, FOR THE PUBLIC PURPOSE OF THE CITY’S SANITARY SEWER INFRASTRUCTURE PROJECT.

WHEREAS, the City of Dublin (the "City") is preparing a sanitary sewer infrastructure project for the extension of a sanitary sewer (the "Project"); and

WHEREAS, the Project requires that the City obtain a permanent utility easement from Franklin County Parcel No. 273-000607-00 owned by Mark D. and Jennifer R. Crabtree (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 the Grantors have agreed to donate the easement to the City at no cost; and

WHEREAS, the City desires to execute necessary conveyance documents to complete the transfer of the easement between the City and the Grantors.

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. The City Manager is hereby authorized to execute all necessary conveyance documents to acquire a 0.006-acre, more or less, permanent utility easement from Mark D. and Jennifer R. Crabtree, said easement located within Franklin County Parcel No. 273-000607-00, 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 shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this day of , 2018.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

**GENERAL UTILITY EASEMENT  
0.006 ACRES**

Situated in the City of Dublin, County of Franklin, State of Ohio; also being a part of Lot 13 of Lancashire Subdivision as recorded in Plat Book 36 Page 112; also being a part of those lands as conveyed to Mark D & Jennifer R. Crabtree as described in Instrument No. 201210020147384; being more particularly described as follows:

Commencing at a northerly corner of said Lot 13 and a northwesterly corner of Lot 12 of said Lancashire Subdivision, said point also being along the right-of-way line of Bellaire Court; thence,

Along an easterly line of said Lot 13 and along the right-of-way line of Bellaire Court following a curve to the right having an *arc length of 4.63'*, *a radius of 50.00'*, *a central angle of 5° 18' 11"*, *and a chord that bears North 47° 02' 35" West for a distance of 4.63'* to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a line through said Lot 13, *North 89° 57' 52" West for a distance of 20.36'* to a point; thence,

Along a line through said Lot 13, *North 00° 02' 08" East for a distance of 20.00'* to a point; thence,

Along a line through said Lot 13, *South 89° 57' 52" East for a distance of 8.37'* to a point; thence,

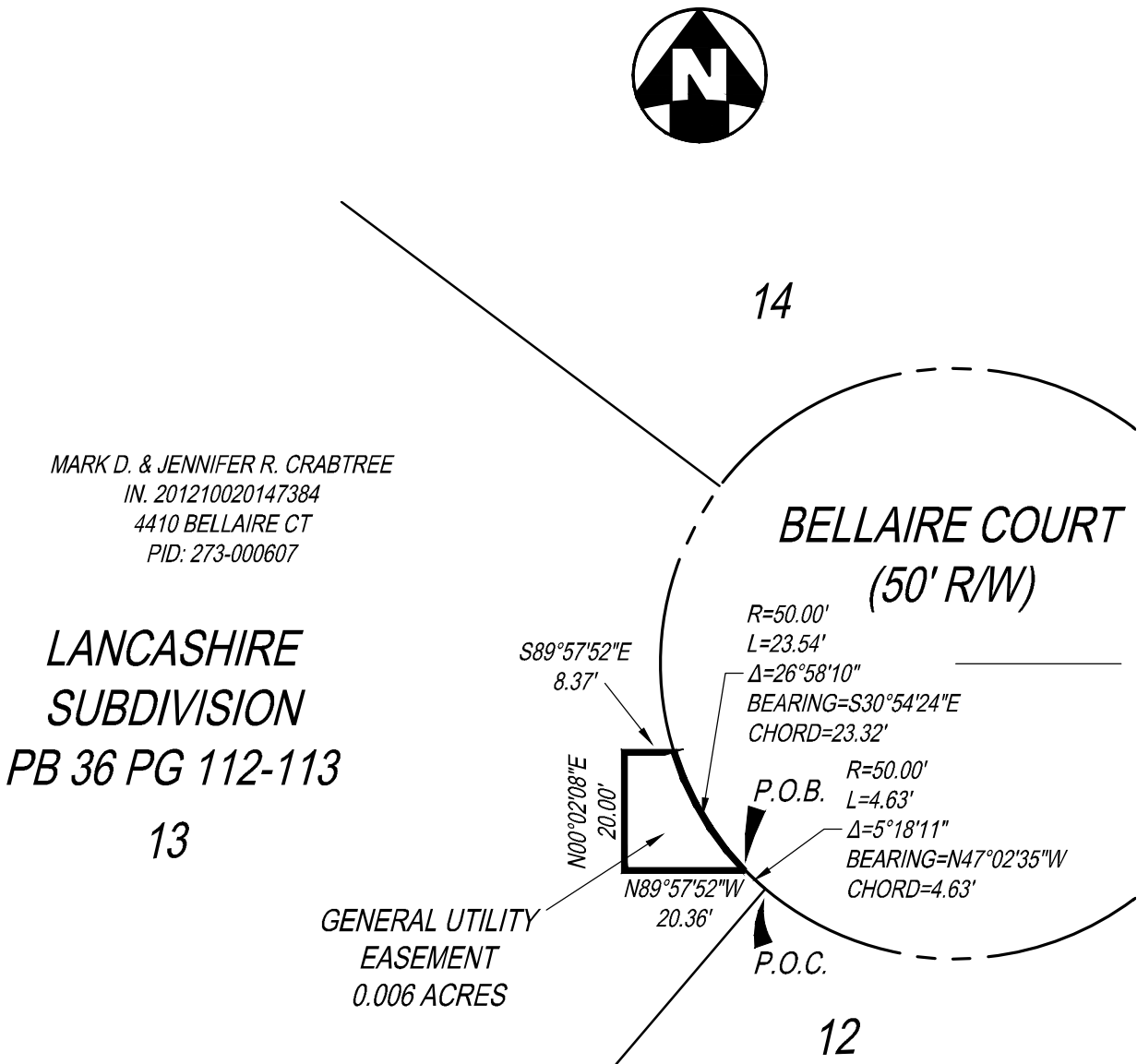
Along an easterly line of said Lot 13 and along the right-of-way line of Bellaire Court following a curve to the left having an *arc length of 23.54'*, *a radius of 50.00'*, *a central angle of 26° 58' 10"*, *and a chord that bears South 30° 54' 24" East for a distance of 23.32'* to the point of beginning, containing 0.006 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in January and February, 2017.

Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007).



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

8/21/17  
Date



BASIS OF BEARINGS:  
Bearings are based on the State Plane Coordinate  
System, Ohio South Zone (NAD83-NSRS2007)





I HEREBY CERTIFY THAT THIS PLAT IS BASED  
UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

*Michael L. Keller*

MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978

8/21/17  
DATE

 <p>CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE www.kleingers.com</p> <p>350 Worthington Rd, Ste B Westerville, OH 43082 614.882.4311</p>	<p><b>GENERAL UTILITY EASEMENT</b></p> <p><b>LOT 13, LANCASHIRE SUBDIVISION</b></p> <p><b>PB 36 PG 112</b></p> <p><b>CITY OF DUBLIN, FRANKLIN CO., OH</b></p>	PROJECT NO:	160688.000
		DATE:	8/21/17
		SCALE: 1"=30'	
		SHEET NO.	1 OF 1



4410

4398

Bellaire Ct.

8" Sanitary Sewer

General Utility Easement

4395

Woolpert, Inc.

50 25 0 50 Feet



Mark D. & Jennifer R. Crabtree  
4410 Bellaire Court  
Dublin, Ohio 43017

