




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 39-16 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.143 ACRE, MORE OR LESS, PERMANENT EASEMENT FROM COLUMBUS 2, LLC, FOR THE PROPERTY LOCATED AT 5160-5168 PAUL BLAZER PARKWAY FOR THE PUBLIC PURPOSE OF CONSTRUCTING A SHARED-USE PATH AND RELATED IMPROVEMENTS.

BACKGROUND

The City of Dublin (the "City") is preparing to construct the Smiley Park shared-use path project, which will include the construction of a shared-use path and related public improvements through Smiley Park (the "Project"). The City is obtaining easements from various landowners to construct the Project.

Columbus 2, LLC (the "Grantor") owns property from which the City needs a permanent easement. The property is located at 5160-5168 Blazer Parkway, which is just west of Frantz Road.

After engaging in amicable discussions, the parties have come to mutually agreeable terms for the acquisition of the easement for \$8,600.00, which is the appraised value of the easement.

ACQUISITION

The City will be acquiring from the Grantor only the easement necessary for purposes of the Project, as described and depicted in the legal description and depiction attached to this memorandum. The acquisition includes a 0.143 acre permanent easement.

RECOMMENDATION

Ordinance 39-16 would authorize the City Manager to execute all necessary conveyance documents to formally acquire the necessary easement described above. Staff recommends that Council approve Ordinance 39-16 at the second reading/public hearing on October 24, 2016.

RECORD OF ORDINANCES

Ordinance No. 39-16 Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.143 ACRE, MORE OR LESS, PERMANENT EASEMENT FROM COLUMBUS 2, LLC, FOR THE PROPERTY LOCATED AT 5160-5168 PAUL BLAZER PARKWAY FOR THE PUBLIC PURPOSE OF CONSTRUCTING A SHARED-USE PATH AND RELATED IMPROVEMENTS.

WHEREAS, the City of Dublin (the "City") is preparing to construct the Smiley Park shared-use path project, which will include the construction of a shared-use path and related public improvements through Smiley Park (the "Project"); and

WHEREAS, the Project requires that the City obtain a permanent easement from Franklin County Parcel No. 273-001936 owned by Columbus 2, LLC (the "Grantor"), said easement more fully described in the attached Exhibit "A" and depicted in the attached Exhibit "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 easement for the sum of \$8,600.00; 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 0.143 acre, more or less, permanent easement, from Columbus 2, LLC, for the sum of \$8,600.00, said easement located within Franklin County Parcel No. 273-001936, 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 _____, 2016.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

Parcel 3P
Exhibit A
Permanent Easement
for
Shared-Use Path, Utilities, Storm Drainage, and Grading

Situated in the State of Ohio, County of Franklin, City of Dublin, and being a part of a 10.000 acre tract conveyed to **Columbus 2, LLC** by Instrument #201110250136118, all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a 3/4" diameter iron pipe on the northeast corner of said 10.000 acre tract;

Thence, South 15°25'10" West, a distance of 10.08 feet along the east line of said 10.000 acre tract to a point;

Thence, North 81°42'32" West, a distance of 620.45 feet crossing and to the west line of said 10.000 acre tract;

Thence, North 05°08'53" East, a distance of 10.02 feet along the west line and to the north line of said 10.000 acre tract;


Thence, South 81°42'32" East, a distance of 622.25 feet along the north line of said 10.000 acre tract to the **Point of Beginning** containing **0.143 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, South 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.

The described tract is a part of Auditor's Tax Parcel Number 273-001936-00 and is based on Instrument #201110250136118.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in May 2016 and to the best of my knowledge depicts the boundary lines.

CW Design Group, LLC



Charles A. Wagner - Professional Surveyor 8091

08/09/2016
Date

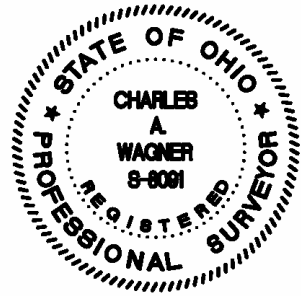
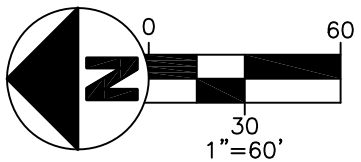


EXHIBIT B



CITY OF DUBLIN
 COUNTY OF FRANKLIN
 STATE OF OHIO

WESTPOINTE METRO LAKES SPE, LLC
 INSTRUMENT #201105160062536
 7.034 ACRES
 273-004290-00

POINT OF BEGINNING

S15°25'10"W 10.08'

REF

P/L

REF

10' COLUMBUS AND SOUTHERN
 OHIO ELECTRIC COMPANY
 VOL 1908, PG 469

495 METRO PLACE, LLC
 INSTRUMENT #200807140107611
 5.382 ACRES
 273-004289-00

PROPOSED PERMANENT
 EASEMENT - 0.143 ACRES

S81°42'32"E 622.25'
 P/L

N81°42'32"W 620.45'
 P/L

COLUMBUS 2, LLC
 INSTRUMENT #20110250136118
 10.000 ACRES
 273-001936-00

25' X 20' OHIO BELL TELEPHONE
 COMPANY EASEMENT
 INSTRUMENT #199705090088993

10' OHIO BELL TELEPHONE
 COMPANY EASEMENT
 INSTRUMENT #199705090088993

10' COLUMBIA GAS EASEMENT
 DB 3117, PG 168

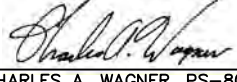
535 METRO PLACE SOUTH LLC
 INSTRUMENT #201505280069493
 LOT 8
 273-001701-00

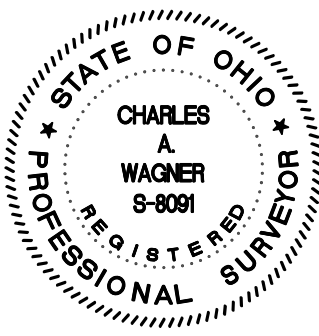
P/L

N05°08'53"E 10.02'

ASHLAND INC.
 INSTRUMENT #200811070163690
 6.087 ACRES
 273-012284-00

BASIS OF BEARINGS
 THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011).
 HEREBY CERTIFY THIS PLAT WAS BASED FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC UNDER MY GUIDANCE IN MAY 2016 AND TO THE BEST OF MY KNOWLEDGE DEPICTS THE BOUNDARY LINES.


 CHARLES A. WAGNER, PS-8091 DATE 08/09/2016
 CW DESIGN GROUP, LLC



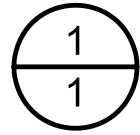
[cw design group] D:\CWDG\Project\2015\150021\Drawing\Parcel03P.dwg August 09, 2016 5:00pm

CW Design Group
 ENGINEERS | SURVEYORS

PHONE: 614-846-9279
 972 Linkfield Drive
 Worthington, Ohio 43085

PARCEL 3P
 PERMANENT EASEMENT FOR
 SHARED-USE PATH, UTILITIES,
 STORM DRAINAGE AND GRADING

15-0021



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

9/23/16



Columbus 2, LLC
5160-5168 Blazer Parkway
Dublin, OH 43017

