




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: April 5, 2018
Initiated By: Paul A. Hammersmith, P.E., Director of Engineering / City Engineer
 Michael S. Sweder, P.E., Civil Engineer II
 Phillip K. Hartmann, Assistant Law Director
Re: Resolutions 15 through 18-18 -Intent to Appropriate - Hyland-Croy Road / Riviera Connector (17-016-CIP)

Background

The City of Dublin ("City") intends to construct the Hyland-Croy Road / Riviera Connector (the "Project"), which is a new public roadway connecting the Riviera neighborhood with Hyland-Croy Road. In the 2018-2022 Capital Improvements Program (CIP), site acquisition was programmed in 2017, and utility relocation, construction and landscape is programmed in 2018.

This need for the connector was identified in the Traffic Impact Study and a condition of zoning approval for the Riviera development. The street section will be two lanes with a center median and separated bike/pedestrian facilities similar to Churchman Road. The addition of turn lanes on Hyland-Croy Road are also included with the project. Funding for this project will be from an advance from the General Fund to be repaid by anticipated service payment revenue from the Riviera Tax Increment Financing (TIF) District.

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

- Darshan Shah
- Sabra L. Minyard & William Minyard
- E. Elaine T. Horr, Trustee
- Noman I. Malik & Josephine Samina Malik, Trustees
- Dublin City School District (DCSD)
- Barbara Stroble & Laney Stroble
- Kevin D. Mullins & Jocelyn Mullins
- Riviera Ventures, LLC

To date, the City has agreed to terms with three of the property owners: Sabra L. Minyard & William Minyard, E. Elaine T. Horr, Trustee and Riviera Ventures, LLC. Those acquisitions are addressed in separate legislation and an associated memorandum.

The City is hopeful that an amicable resolution can be reached with the remaining property owners; however, this Resolution begins the eminent domain process in the event that negotiations are unsuccessful.

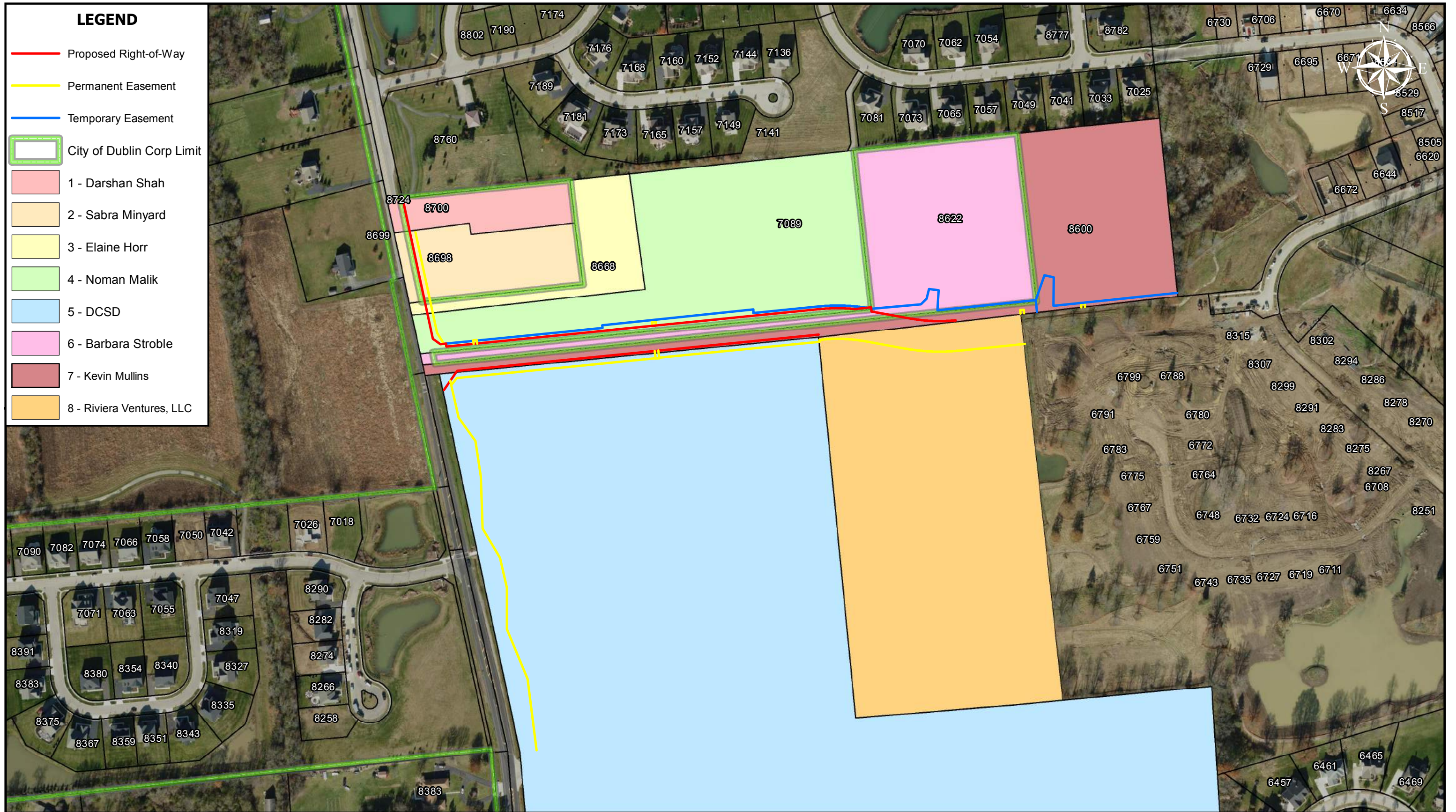
Acquisition

The property acquisitions consist of the following property interests from each of the named property owners listed below (minus Minyard, Horr, DCSD and Riviera Ventures, LLC) and as depicted in the maps attached hereto:

Property Owner	Parcel No.	Property Interests	Auditor Parcel ID Number
Darshan Shah (8700 Hyland-Croy Rd)	1-WD	Fee Simple R/W (0.091 acre ± of which 0.068 acre ± is P.R.O.)	1700240390000
Noman I. Malik & Josephine Samina Malik, Trustees (7089 Firenza Place)	4-WD	Fee Simple R/W (0.372 acre ± of which 0.076 acre ± is P.R.O.)	3900240590000
	4-S1	Stormwater & Drainage Easement (0.033 acre ±)	
	4-S2	Stormwater & Drainage Easement (0.002 acre ±)	
	4-S3	Stormwater & Drainage Easement (0.002 acre ±)	
	4-T	Temporary Construction Easement (0.299 acre ±)	
Barbara Stroble & Laney Stroble (8622 Hyland-Croy Rd)	6-WD	Fee Simple R/W (0.878 acre ± of which 0.021 acre ± is P.R.O.)	1700240600000
	6-T	Temporary Construction Easement (0.140 acre ±)	
Kevin D. Mullins & Jocelyn Mullins (8600 Hyland-Croy Rd)	7-WD1	Fee Simple R/W (0.946 acre ± of which 0.021 acre ± is P.R.O.)	3900240370000
	7-WD2	Fee Simple R/W (0.231 acre ±)	
	7-S1	Stormwater & Drainage Easement (0.002 acre ±)	
	7-S2	Stormwater & Drainage Easement (0.002 acre ±)	
	7-T	Temporary Construction Easement (0.186 acre ±)	

Recommendation

Staff recommends approval of Resolution Nos. 15-18 through 18-18 to allow the Project to continue moving forward.



RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 17-18

Passed _____, 20____

A RESOLUTION OF INTENT TO APPROPRIATE A 0.946-ACRE FEE SIMPLE WARRANTY DEED FOR RIGHT-OF-WAY, WITHOUT LIMITATION TO EXISTING ACCESS RIGHTS; A 0.231-ACRE FEE SIMPLE WARRANTY DEED FOR RIGHT-OF-WAY, WITHOUT LIMITATION TO EXISTING ACCESS RIGHTS; A 0.002-ACRE STORMWATER AND DRAINAGE EASEMENT; A 0.002-ACRE STORM WATER AND DRAINAGE EASEMENT; AND A 0.186-ACRE TEMPORARY CONSTRUCTION EASEMENT FROM KEVIN D. MULLINS AND JOCELYN MULLINS, FROM THE PROPERTY LOCATED AT 8600 HYLAND-CROY ROAD FOR THE PUBLIC PURPOSE OF CONSTRUCTING A NEW ROADWAY WHICH SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE.

WHEREAS, the City of Dublin (the "City") is preparing to construct the Hyland-Croy Road and Riviera Connector Project (the "Project"); and

WHEREAS, the Project requires that the City obtain two fee simple warranty deeds for right-of-way, without limitation to existing access rights; two storm water and drainage easements; and a temporary construction easement from the parcel identified as Union County Parcel No. 3900240370000, owned by Kevin D. Mullins and Jocelyn Mullins, as described in the attached Exhibits A and depicted in the attached Exhibits B.

NOW, THEREFORE, BE IT RESOLVED 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 intention to appropriate, for the public purpose of constructing a new roadway to be open to the public without charge improvements to be open to the public without charge, the following property interests: a 0.946-acre fee simple warranty deed for right-of-way, without limitation to existing access rights; a 0.231-acre fee simple warranty deed for right-of-way, without limitation to existing access rights; a 0.002-acre storm water and drainage easement; a 0.002-acre stormwater and drainage easement; and a 0.186-acre temporary construction easement, as described in the attached Exhibits A and depicted in the attached Exhibits B.

Section 2. The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner(s) and person(s) in possession or having an interest of record in the property described in the attached Exhibits A and depicted in the attached Exhibits B, and this notice shall be served according to law.

Section 3. This Resolution shall take effect upon adoption in accordance with 4.04(a) of the Dublin Revised Charter.

Passed this _____ day of _____, 2018.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

PARCEL 7-S1 (MULLINS)
HYLAND-CROY ROAD & RIVIERA CONNECTOR
DESCRIPTION OF A STORMWATER AND DRAINAGE EASEMENT
DUBLIN, OHIO

Situated in the State of Ohio, County of Union, Jerome Township and City of Dublin, Township of Washington (of Franklin County), being located in Virginia Military Survey No. 2925, being part of that 5.678-acre tract (4.500 acres and 1.178 acres) as described in a deed to Kevin D. Mullins and Jocelyn Mullins, of record in Official Record 804, page 218, all references herein being to the records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at the southeasterly corner of said 5.678-acre tract, at the southwesterly corner of Reserve "I" as shown and delineated upon the plat "Riviera Section 3, Part 1", a subdivision of record in Plat Book 6, Pages 3A & 3B and at an angle point in the northerly perimeter of that original 167.055-acre tract as described in a deed to Riviera Ventures LLC, of record in Instrument Number 201508310007071; thence South 84°04'50" West, along the southerly line of said 5.678-acre tract and the northerly perimeter of said 167.055 acre tract, a distance of 429.02 feet to the **TRUE PLACE OF BEGINNING**;

Thence South 84°04'50" West, continuing along said southerly line and said northerly perimeter, a distance of 10.00 feet to a point;

Thence though said 5.678-acre tract the following courses:

1. North 05°55'13" West, a distance of 10.00 feet to a point;
2. North 84°04'50" East, a distance of 10.00 feet to a point;
3. South 05°55'13" East, a distance of 10.00 feet to the **TRUE PLACE OF BEGINNING** and containing 0.002-acre of land.

Bearings herein are based on a field traverse originating from Franklin County Engineer survey of FCGS monuments "Frank 72" and "Frank 172", establishing a bearing of North 12°12'35" West for Hyland-Croy Road and are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

This description was prepared by IBI Group Survey, Westerville, Ohio.



IBI Group Survey
Westerville, Ohio

By

David L. Chiesa
David L. Chiesa

Registered Surveyor No. 7740

2-06-19
date

PARCEL 7-S2 (MULLINS)
HYLAND-CROY ROAD & RIVIERA CONNECTOR
DESCRIPTION OF A STORMWATER AND DRAINAGE EASEMENT
DUBLIN, OHIO

Situated in the State of Ohio, County of Union, Jerome Township and City of Dublin, Township of Washington (of Franklin County), being located in Virginia Military Survey No. 2925, being part of that 5.678-acre tract (4.500 acres and 1.178 acres) as described in a deed to Kevin D. Mullins and Jocelyn Mullins, of record in Official Record 804, page 218, all references herein being to the records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at the southeasterly corner of said 5.678 acre tract, at the southwesterly corner of Reserve "I" as shown and delineated upon the plat "Riviera Section 3, Part 1", a subdivision of record in Plat Book 6, Pages 3A & 3B and at an angle point in the northerly perimeter of that original 167.055-acre tract as described in a deed to Riviera Ventures LLC, of record in Instrument Number 201508310007071; thence South 84°04'50" West, along the southerly line of said 5.678 acre tract and the northerly perimeter of said 167.055 acre tract, a distance of 258.89 feet to the **TRUE PLACE OF BEGINNING**;

Thence South 84°04'50" West, continuing along said southerly line and said northerly perimeter, a distance of 10.00 feet to a point;

Thence though said 5.678-acre tract the following courses:

1. North 05°55'13" West, a distance of 10.00 feet to a point;
2. North 84°04'50" East, a distance of 10.00 feet to a point;
3. South 05°55'13" East, a distance of 10.00 feet to the **TRUE PLACE OF BEGINNING** and containing 0.002-acre of land.

Bearings herein are based on a field traverse originating from Franklin County Engineer survey of FCGS monuments "Frank 72" and "Frank 172", establishing a bearing of North 12°12'35" West for Hyland-Croy Road and are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

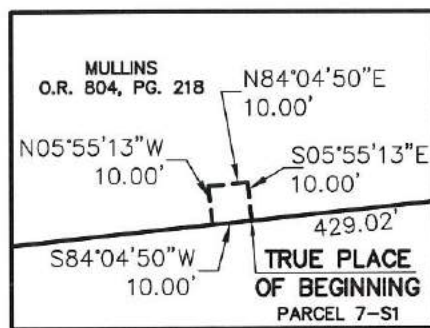
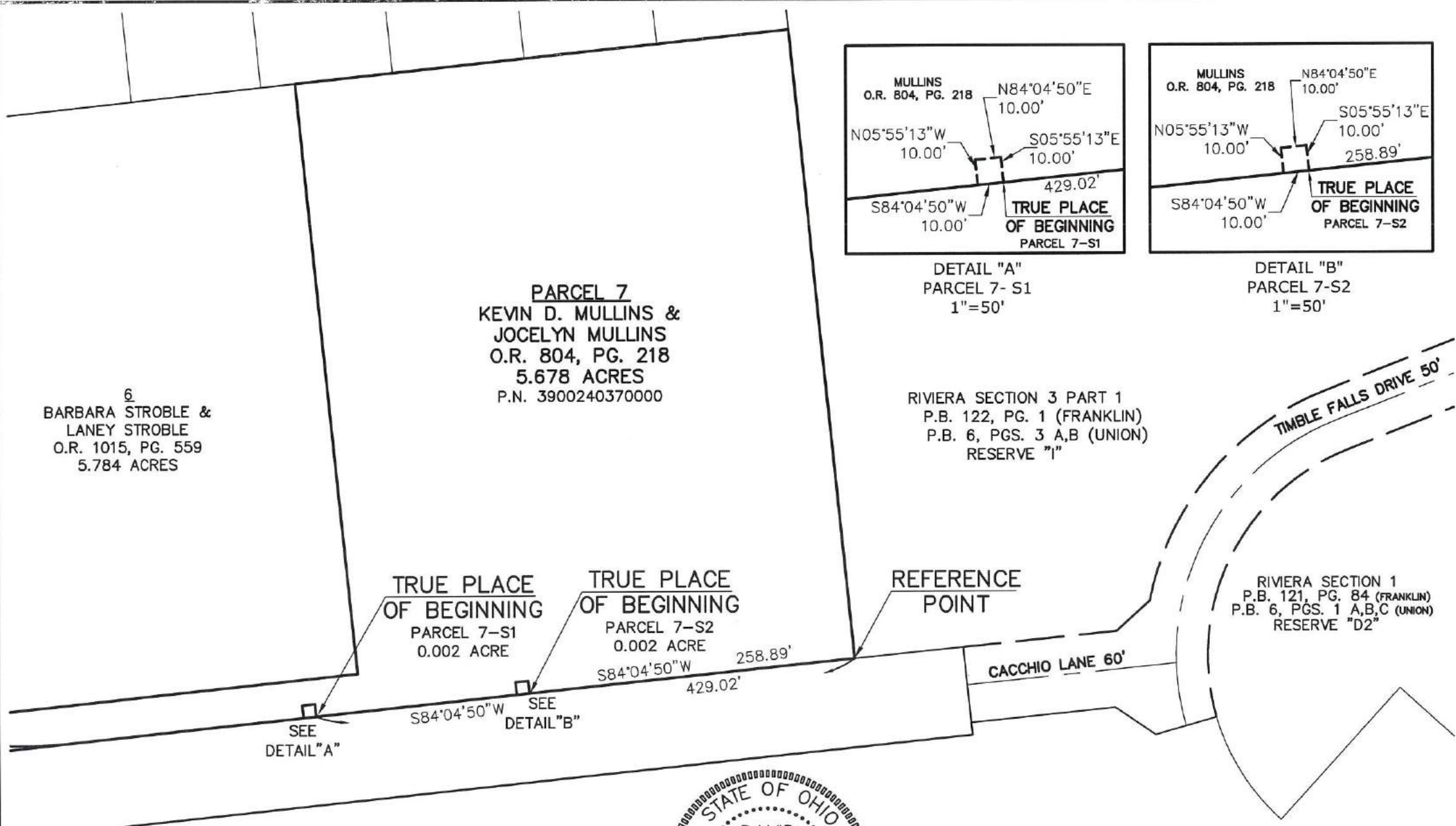
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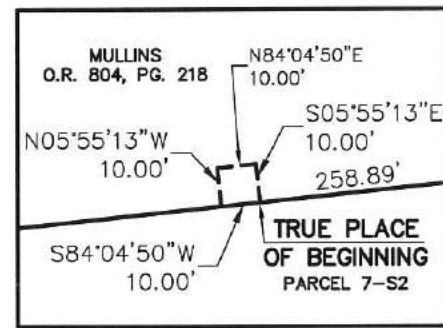
IBI Group Survey
Westerville, Ohio

By David L. Chiesa 2-06-18
David L. Chiesa date
Registered Surveyor No. 7740

I:\10135_dublin_hyland\5.9 Drawings\boseinfo\survey\MD\MULLINS-U EASEMENT.dwg by: david.chiesa on 02/06/2018 @ 08:58:25 am ~@IBI Group



DETAIL "A"
 PARCEL 7- S1
 1"=50'



DETAIL "B"
 PARCEL 7-S2
 1"=50'

BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON A FIELD TRAVERSE ORIGINATING FROM FRANKLIN COUNTY ENGINEER SURVEY OF FCGS MONUMENTS "FRANK 72" AND "FRANK 172", ESTABLISHING A BEARING OF NORTH 12°12'35" WEST FOR HYLAND-CROY ROAD AND ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT).



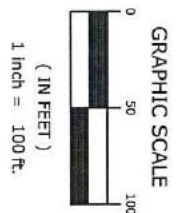
David Chiesa 7740
 REGISTERED SURVEYOR NO.

2-06-18
 DATE



IBI GROUP
 635 Brooksedge Boulevard
 Westerville OH 43081 USA
 tel 614 818 4900 fax 614 818 4901
 ibigroup.com

**HYLAND-CROY ROAD &
 RIVIERA CONNECTION**
 VIRGINIA MILITARY DISTRICT No. 2925
 STATE OF OHIO, COUNTY OF UNION,
 TOWNSHIP OF JEROME AND
 CITY OF DUBLIN
 TOWNSHIP OF WASHINGTON,
 (OF FRANKLIN COUNTY)
 KEVIN D. MULLINS & JOCELYN MULLINS
 PARCELS 7-S1 & S2



PARCEL 7-T (MULLINS)
HYLAND-CROY ROAD & RIVIERA CONNECTOR
DESCRIPTION OF A TEMPORARY CONSTRUCTION EASEMENT
DUBLIN, OHIO

Situated in the State of Ohio, County of Union, Jerome Township and City of Dublin, Township of Washington (of Franklin County), being located in Virginia Military Survey No. 2925, being part of that 5.678-acre tract (4.500 acres and 1.178 acres) as described in a deed to Kevin D. Mullins and Jocelyn Mullins, of record in Official Record 804, page 218, all references herein being to the records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

Beginning at the southeasterly corner of said 5.678-acre tract, at the southwesterly corner of Reserve "I" as shown and delineated upon the plat "Riviera Section 3, Part 1", a subdivision of record in Plat Book 6, Pages 3A & 3B and at an angle point in the northerly perimeter of that original 167.055-acre tract as described in a deed to Riviera Ventures LLC, of record in Instrument Number 201508310007071;

Thence South 84°04'50" West, along the southerly line of said 5.678 acre tract and the northerly perimeter of said 167.055-acre tract, a distance of 392.80 feet to a point;

Thence North 05°51'20" West, though said 5.678 acre tract and along the westerly perimeter of said tract, a distance of 33.00 feet to a point;

Thence though said 5.678-acre tract the following courses:

1. North 19°08'47" East, a distance of 73.46 feet to a point;
2. South 76°42'56" East, a distance of 26.57 feet to a point;
3. South 00°58'46" West, a distance of 79.38 feet to a point;
4. North 84°04'50" East, a distance of 346.09 feet to a point in the easterly line of said 5.678 acre tract and the westerly line of said Reserve "I";

Thence South 05°51'20" East, along said westerly and easterly lines, a distance of 12.00 feet to the place of beginning and containing 0.186-acre of land.

Bearings herein are based on a field traverse originating from Franklin County Engineer survey of FCGS monuments "Frank 72" and "Frank 172", establishing a bearing of North 12°12'35" West for Hyland-Croy Road and are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

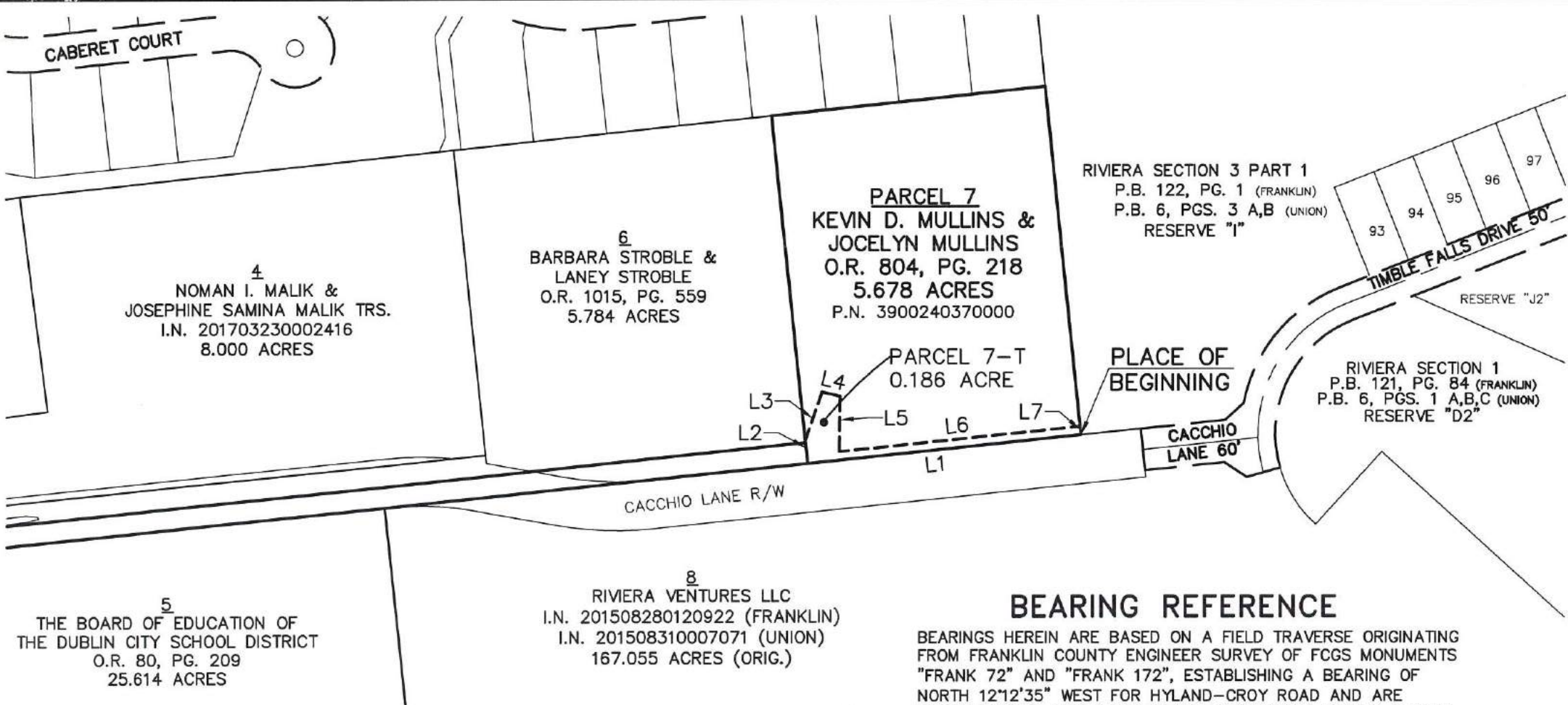
This description was prepared by IBI Group Survey, Westerville, Ohio.



IBI Group Survey
Westerville, Ohio

By David L. Chiesa 2-06-18
David L. Chiesa date
Registered Surveyor No. 7740

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BEARING REFERENCE

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Line Table		
Line #	Length	Direction
L1	392.80'	S84°04'50"W
L2	33.00'	N05°51'20"W
L3	73.46'	N19°08'47"E
L4	26.57'	S76°42'56"E
L5	79.38'	S00°58'46"W
L6	346.09'	N84°04'50"E
L7	12.00'	S05°51'20"E

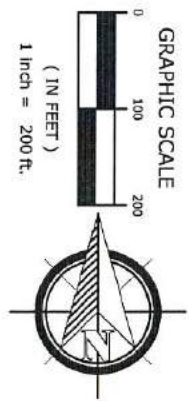



 REGISTERED SURVEYOR NO. 7740 DATE 2-06-18



IBI GROUP
 635 Brookside Boulevard
 Westerville OH 43081 USA
 tel 614 818 4900 fax 614 818 4901
 ibigroup.com

HYLAND-CROY ROAD & RIVIERA CONNECTION
 VIRGINIA MILITARY DISTRICT No. 2925
 STATE OF OHIO, COUNTY OF UNION,
 TOWNSHIP OF JEROME AND
 CITY OF DUBLIN
 TOWNSHIP OF WASHINGTON,
 (OF FRANKLIN COUNTY)
 KEVIN D. MULLINS & JOCELYN MULLINS
 PARCELS 7-T



PARCEL 7-WD1 (MULLINS)
HYLAND-CROY ROAD & RIVIERA CONNECTOR
DESCRIPTION OF 0.946 ACRE - RIGHT-OF-WAY
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 and City of Dublin, Township of Washington (of Franklin County), being located in Virginia Military Survey No. 2925, being part of that 5.678-acre tract (4.500 acres and 1.178 acres) as described in a deed to Kevin D. Mullins and Jocelyn Mullins, of record in Official Record 804, page 218, all references herein being to the records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at a Mag Nail found at the centerline intersection of Hyland-Croy Road (width varies) with Celtic Crossing Drive (50 feet in width); thence North $12^{\circ}12'35''$ West, along the centerline of Hyland-Croy Road, a distance of 541.84 feet to a Mag Nail set at the southwesterly corner of said 5.678-acre tract, at the **TRUE PLACE OF BEGINNING**:

Thence North $12^{\circ}12'35''$ West, continuing along said centerline, a distance of 30.20 feet to a Mag Nail set at the northwesterly corner of said 5.678 acre tract and the southwesterly corner of that 5.784-acre tract as described in a deed to Barbara Stroble and Laney Stroble, of record in Official Record 1015, Page 559;

Thence North $84^{\circ}17'11''$ East, along the southerly line of said 5.784-acre tract and the northerly perimeter of said 5.678-acre tract, a distance of 1,101.59 feet to an iron pin set at an angle point;

Thence North $84^{\circ}04'50''$ East, continuing along said northerly perimeter and said southerly line, a distance of 216.26 feet to an iron pin set;

Thence through said 1.178-acre portion of said 5.678-acre tract with a new division line the following courses:

1. South $79^{\circ}41'49''$ East, a distance of 44.46 feet to an iron pin set at a point of curvature;
2. With the arc of a curve to the left, having a radius of 441.50 feet, a central angle of $16^{\circ}09'51''$, an arc length of 124.56 feet, the chord of which bears South $87^{\circ}46'45''$ East, a chord distance of 124.14 feet to an iron pin set at the point of tangency in the southerly line of said 1.178-acre tract and in the northerly line of that original 167.055-acre tract as described in a deed to Riviera Ventures LLC, of record in Instrument Number 201508310007071;

Thence South $84^{\circ}04'50''$ West, along said northerly line, a distance of 381.90 feet to a 1-inch iron pipe found at a northwesterly corner of said 167.055-acre tract and the northeasterly corner of that 25.614-acre tract as described in a deed to The Board of Education of the Dublin City School District, of record in Official Record 80, Page 209;

Thence South $84^{\circ}17'11''$ West, along the northerly line of said 25.614-acre tract, a distance of 1,098.23 feet to the **TRUE PLACE OF BEGINNING** and containing 0.946-acre of land, 0.021-acre being within the existing right-of-way of Hyland-Croy Road.

Bearings herein are based on a field traverse originating from Franklin County Engineer survey of FCGS monuments "Frank 72" and "Frank 172", establishing a bearing of North $12^{\circ}12'35''$ West for Hyland-Croy Road and are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

Irons pins set consist of a $\frac{3}{8}$ -inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

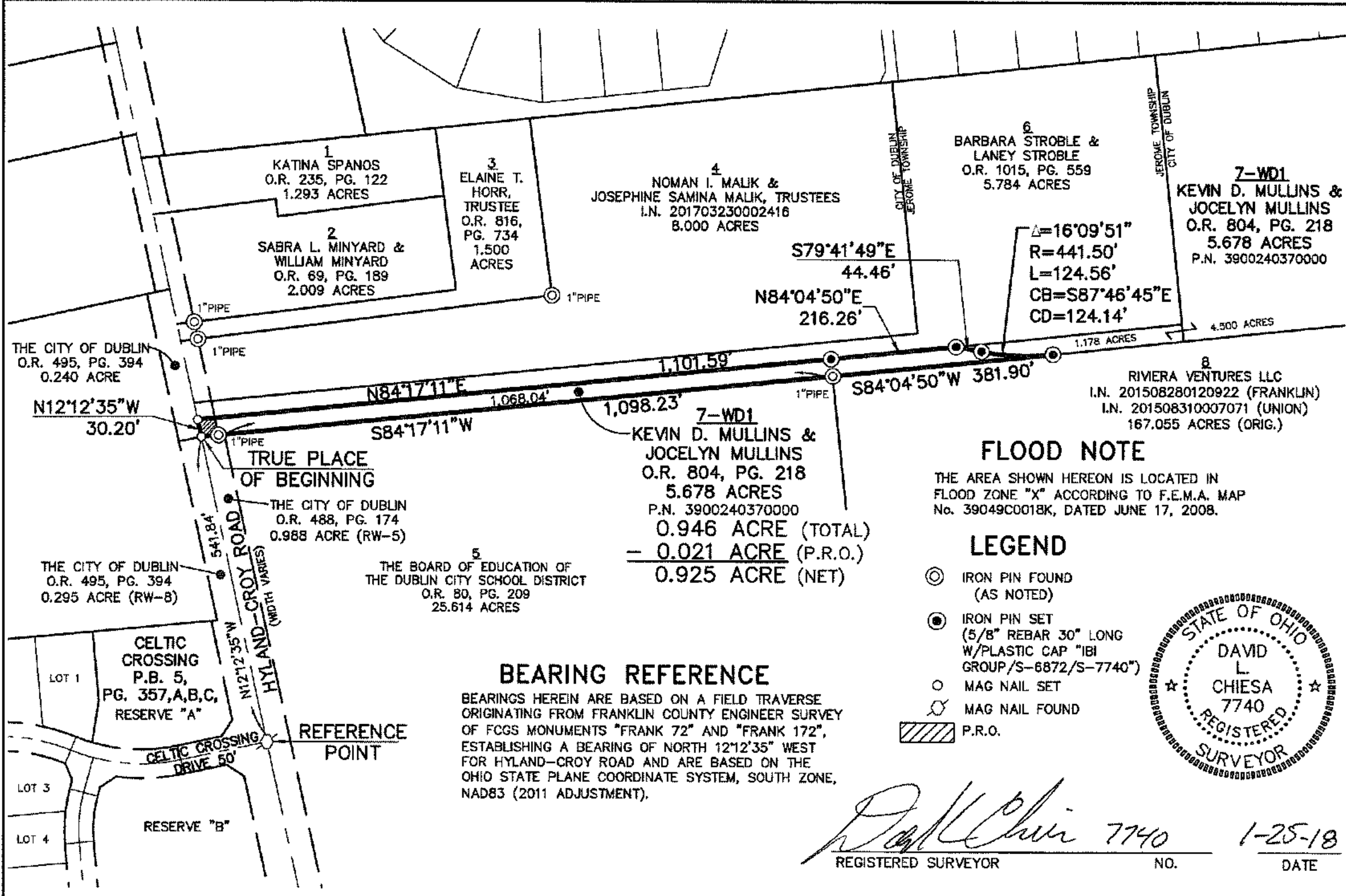
This description was prepared by IBI Group Survey, Westerville, Ohio, and is based on an actual field survey of the premises performed in summer of 2017.



IBI Group Survey
Westerville, Ohio

By David L. Chiesa 1-25-18
David L. Chiesa date
Registered Surveyor No. 7740

I:\10135_dublin_hyland\5.9 Drawings\baseline\survey\WD\MULLINS-WD.dwg by: david.chiesa on 01/25/2018 @ 08:05:29 am ~@IBI Group



1 KATINA SPANOS
 O.R. 235, PG. 122
 1.293 ACRES
 2 SABRA L. MINYARD &
 WILLIAM MINYARD
 O.R. 69, PG. 189
 2.009 ACRES
 3 ELAINE T. HARR,
 TRUSTEE
 O.R. 816,
 PG. 734
 1.500 ACRES
 4 NOMAN I. MALIK &
 JOSEPHINE SAMINA MALIK, TRUSTEES
 I.N. 201703230002416
 8.000 ACRES

6 BARBARA STROBLE &
 LANEY STROBLE
 O.R. 1015, PG. 559
 5.784 ACRES

7-WD1
 KEVIN D. MULLINS &
 JOCELYN MULLINS
 O.R. 804, PG. 218
 5.678 ACRES
 P.N. 3900240370000

7-WD1
 KEVIN D. MULLINS &
 JOCELYN MULLINS
 O.R. 804, PG. 218
 5.678 ACRES
 P.N. 3900240370000
 0.946 ACRE (TOTAL)
 - 0.021 ACRE (P.R.O.)
 0.925 ACRE (NET)

8 RIVIERA VENTURES LLC
 I.N. 201508280120922 (FRANKLIN)
 I.N. 201508310007071 (UNION)
 167.055 ACRES (ORIG.)

5 THE BOARD OF EDUCATION OF
 THE DUBLIN CITY SCHOOL DISTRICT
 O.R. 80, PG. 209
 25.614 ACRES

BEARING REFERENCE

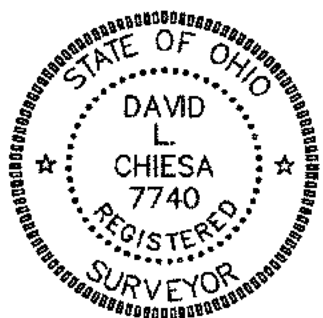
BEARINGS HEREIN ARE BASED ON A FIELD TRAVERSE
 ORIGINATING FROM FRANKLIN COUNTY ENGINEER SURVEY
 OF FCGS MONUMENTS "FRANK 72" AND "FRANK 172",
 ESTABLISHING A BEARING OF NORTH 12°12'35" WEST
 FOR HYLAND-CROY ROAD AND ARE BASED ON THE
 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE,
 NAD83 (2011 ADJUSTMENT).

FLOOD NOTE

THE AREA SHOWN HEREON IS LOCATED IN
 FLOOD ZONE "X" ACCORDING TO F.E.M.A. MAP
 No. 39049C0018K, DATED JUNE 17, 2008.

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "IBI GROUP/S-6872/S-7740")
- MAG NAIL SET
- ⊗ MAG NAIL FOUND
- ▨ P.R.O.



David L. Chiesa 7740 1-25-18
 REGISTERED SURVEYOR NO. DATE



IBI GROUP
 635 Brookside Boulevard
 Westerville OH 43081 USA
 Tel 614 818 4900 fax 614 818 4901
 ibigroup.com

**HYLAND-CROY ROAD &
 RIVIERA CONNECTION**
 VIRGINIA MILITARY DISTRICT No. 2925
 STATE OF OHIO, COUNTY OF UNION,
 TOWNSHIP OF JEROME AND
 CITY OF DUBLIN
 TOWNSHIP OF WASHINGTON,
 (OF FRANKLIN COUNTY)
 KEVIN D. MULLINS
 PARCEL 7-WD1



PARCEL 7-WD2 (MULLINS)
HYLAND-CROY ROAD & RIVIERA CONNECTOR
DESCRIPTION OF 0.231 ACRE - RIGHT-OF-WAY
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, Township of Jerome and City of Dublin, Township of Washington (of Franklin County), being located in Virginia Military Survey No. 2925, being part of that 5.678-acre tract (4.500 acres and 1.178 acres) as described in a deed to Kevin D. Mullins and Jocelyn Mullins, of record in Official Record 804, page 218, all references herein being to the records of the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at a Mag Nail found at the centerline intersection of Hyland-Croy Road (width varies) with Celtic Crossing Drive (50 feet in width); thence North $12^{\circ}12'35''$ West, along the centerline of Hyland-Croy Road, a distance of 572.03 feet to a point at the northwesterly corner of said 5.678-acre tract and the southeasterly corner of that 5.784 acre tract as described in a deed to Barbara Stroble and Laney Stroble of record in Official Record 1015, Page 559; thence North $84^{\circ}17'11''$ East, along the northerly perimeter of said 5.678 acre tract and the southerly perimeter of said 5.784 acre tract, a distance of 1,101.59 feet to an angle point; thence North $84^{\circ}04'50''$ East, continuing along said perimeters, a distance of 216.26 feet to an iron pin set at the **TRUE PLACE OF BEGINNING**:

Thence North $84^{\circ}04'50''$ East, continuing along said perimeters, a distance of 393.44 feet to an iron pin set at the southeasterly corner of said 5.784-acre tract and at the northeasterly corner of said 1.178 acre tract;

Thence South $05^{\circ}51'20''$ East, along the easterly line of said 1.178 acre tract, a distance of 30.00 feet to an iron pin set in the southeasterly corner of said tract and the northerly line of that 167.055-acre tract as described in a deed to Riviera Ventures LLC, of record in Instrument No. 201508310007071;

Thence South $84^{\circ}04'50''$ West, along said northerly and southerly lines, a distance of 227.82 feet to an iron pin set at a point of curvature;

Thence though said 5.678 acre tract on a new division line with the arc of a curve to the right having a radius of 441.50 feet, a central angle of $16^{\circ}09'51''$, an arc length of 124.56 feet, the chord of which bears North $87^{\circ}46'45''$ West, a chord distance of 124.14 feet to an iron pin set at the point of tangency;

Thence North $79^{\circ}41'49''$ West, continuing though said 5.678 acre tract, a distance of 44.46 feet to the **TRUE PLACE OF BEGINNING** and containing 0.231-acre of land.

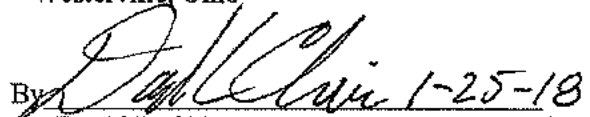
Bearings herein are based on a field traverse originating from Franklin County Engineer survey of FCGS monuments "Frank 72" and "Frank 172", establishing a bearing of North $12^{\circ}12'35''$ West for Hyland-Croy Road and are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 adjustment).

Irons pins set consist of a $\frac{3}{8}$ -inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

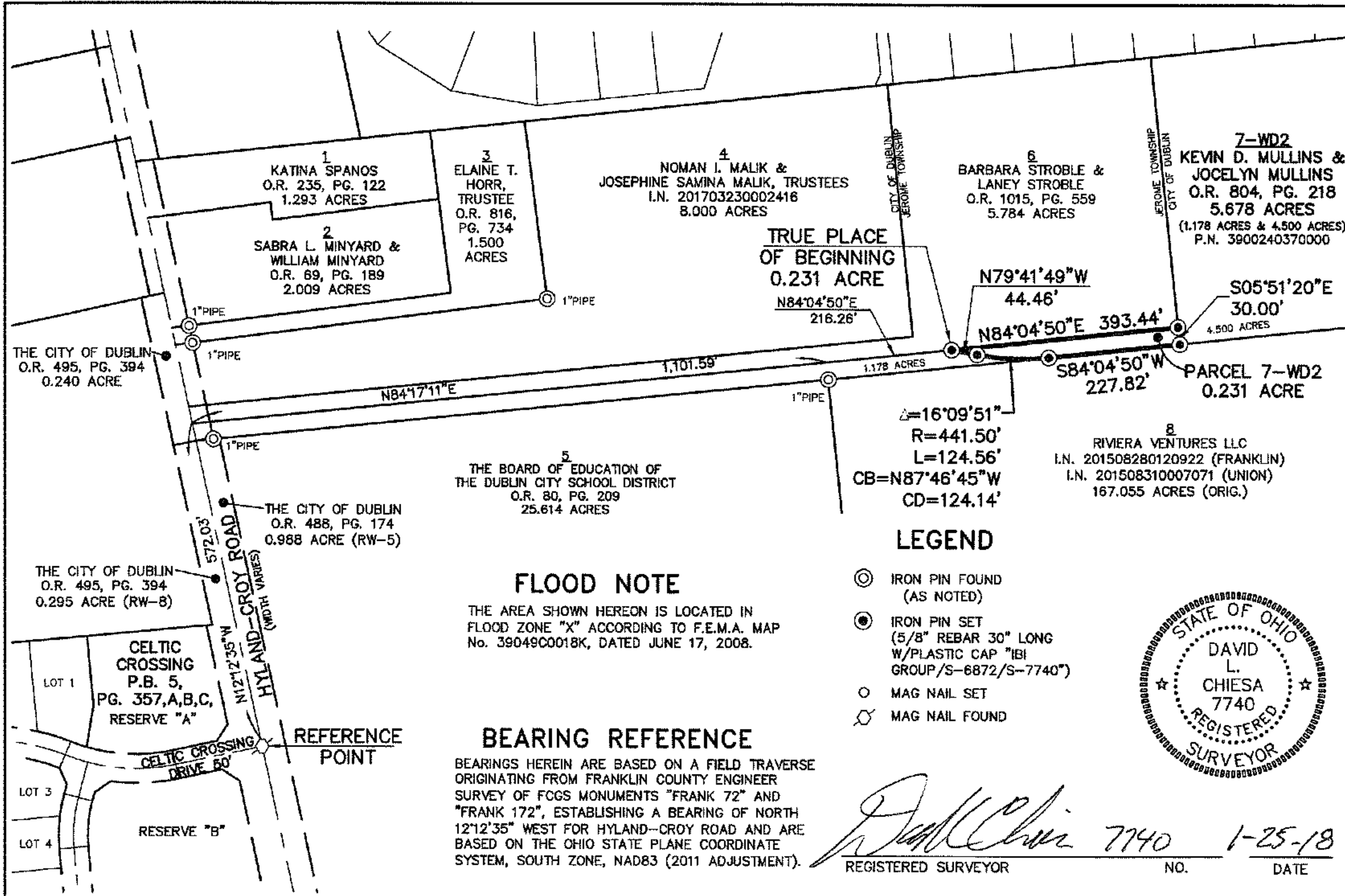
This description was prepared by IBI Group Survey, Westerville, Ohio, and is based on an actual field survey of the premises performed in summer of 2017.



IBI Group Survey
Westerville, Ohio

By  1-25-18
David L. Chiesa date
Registered Surveyor No. 7740

J:\110135_dublin_jylland\5.9 Drawings\baseline\survey\WD\MULLINS-WD-A.dwg by david chies on 07/25/2018 @ 08:06:28 am ~ IBI Group



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**HYLAND-CROY ROAD &
RIVIERA CONNECTION**
VIRGINIA MILITARY DISTRICT No. 2925
STATE OF OHIO, COUNTY OF UNION,
TOWNSHIP OF JEROME AND
CITY OF DUBLIN
TOWNSHIP OF WASHINGTON,
(OF FRANKLIN COUNTY)
KEVIN D. MULLINS
PARCEL 7-WD2



David L. Chiesa 7740 1-25-18
REGISTERED SURVEYOR NO. DATE

