


**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 19, 2018  
**Initiated By:** Paul A. Hammersmith, P.E., Director of Engineering / City Engineer  
 Michael S. Sweder, P.E., Civil Engineer II  
 Philip K. Hartmann, Assistant Law Director  
**Re: Ordinances to Appropriate - Nos. 32-18, 33-18, 34-18 & 35-18  
 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 is programmed in 2017 and utility relocation, construction and landscape 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.

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

**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:

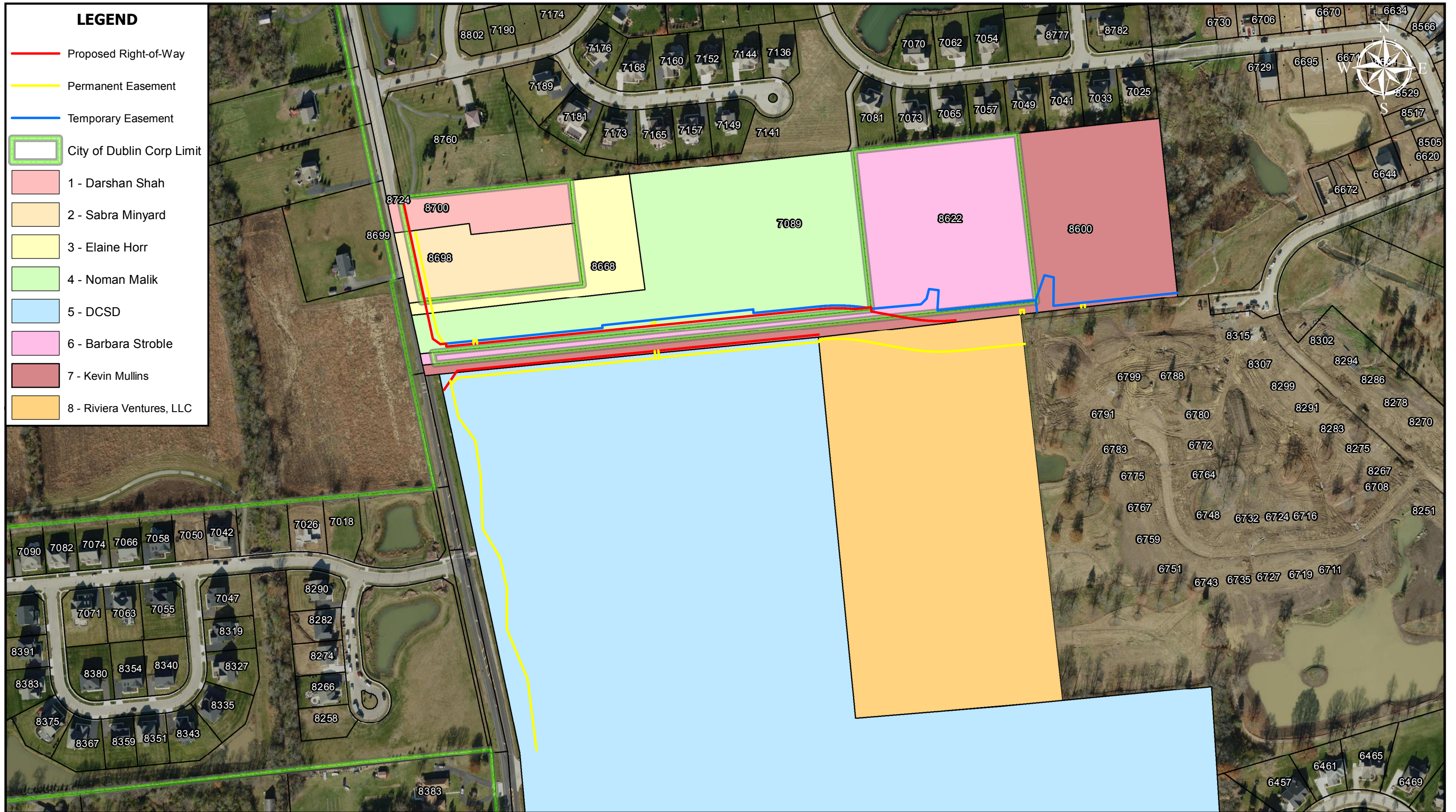
| <b>Property Owner<br/>(Address)</b>   | <b>Parcel<br/>No.</b> | <b>Property Interests</b>   | <b>Auditor Parcel ID<br/>Number</b> |
|---|-----------------------|---|-------------------------------------|
| Darshan Shah<br>(8700 Hyland-Croy Rd)   | 1-WD                  | Fee Simple R/W<br>(0.091 acre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

<sup>1</sup> P.R.O. stands for Present Road Occupied, which means that this portion of the acquisition is already encumbered with a roadway easement.

**RECOMMENDATION**

Staff recommends adoption of Ordinances Nos. 32-18 through 35-18 at the second reading/public hearing on May 7, 2018, as these Ordinances authorize the City Law Director's Office to file complaints for appropriation in the event ongoing negotiations are unsuccessful and furthermore will keep the Project moving forward. The Ordinances also authorize the City to enter into reasonable administrative settlement in the best interest of the City without further legislation.





**LEGEND**

- Proposed Right-of-Way
- Permanent Easement
- Temporary Easement
- City of Dublin Corp Limit
- 1 - Darshan Shah
- 2 - Sabra Minyard
- 3 - Elaine Horr
- 4 - Noman Malik
- 5 - DCSD
- 6 - Barbara Stroble
- 7 - Kevin Mullins
- 8 - Riviera Ventures, LLC





# RECORD OF ORDINANCES

Ordinance No. 35-18

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

**AN ORDINANCE 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 STORM WATER 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 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 \$122,650.00, 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 storm water 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 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 \_\_\_\_\_, 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

*2-06-18*  
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 "T" 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).

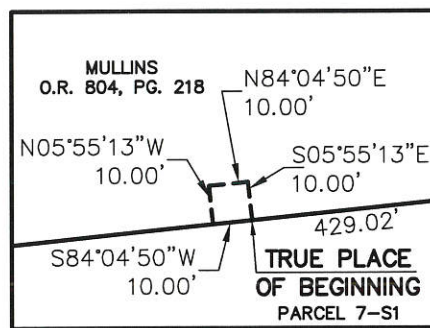
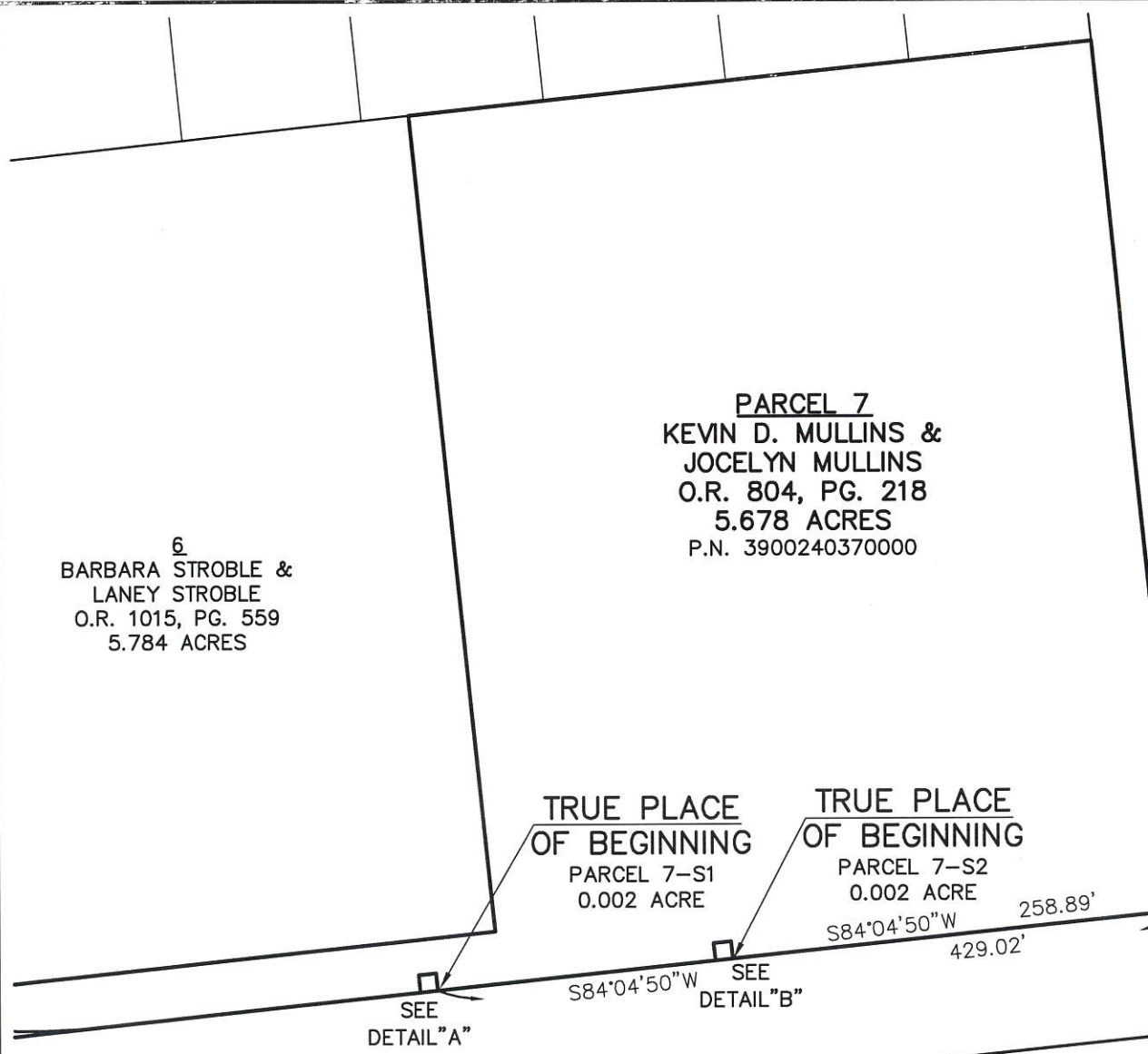
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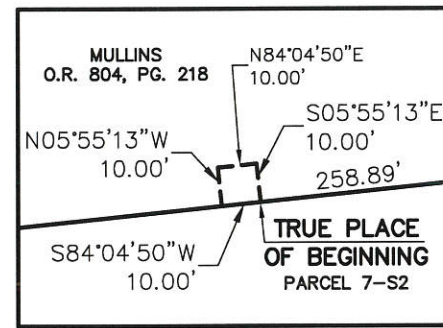
IBI Group Survey  
Westerville, Ohio

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

I:\110135\_dublin\_hyland\5.9 Drawings\boseinfo\survey\WD\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'

RIVIERA SECTION 3 PART 1  
P.B. 122, PG. 1 (FRANKLIN)  
P.B. 6, PGS. 3 A,B (UNION)  
RESERVE "1"

RIVIERA SECTION 1  
P.B. 121, PG. 84 (FRANKLIN)  
P.B. 6, PGS. 1 A,B,C (UNION)  
RESERVE "D2"

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

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

**TRUE PLACE**  
**OF BEGINNING**  
PARCEL 7-S1  
0.002 ACRE

**TRUE PLACE**  
**OF BEGINNING**  
PARCEL 7-S2  
0.002 ACRE

**REFERENCE**  
**POINT**

**TIMBLE FALLS DRIVE 50'**

**CACCHIO LANE 60'**

**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 & S

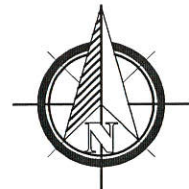
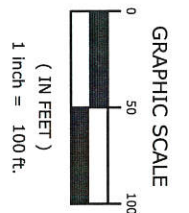
**BEARING REFERENCE**

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 L. Chiesa* 7740  
REGISTERED SURVEYOR NO.

2-06-18  
DATE



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



**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

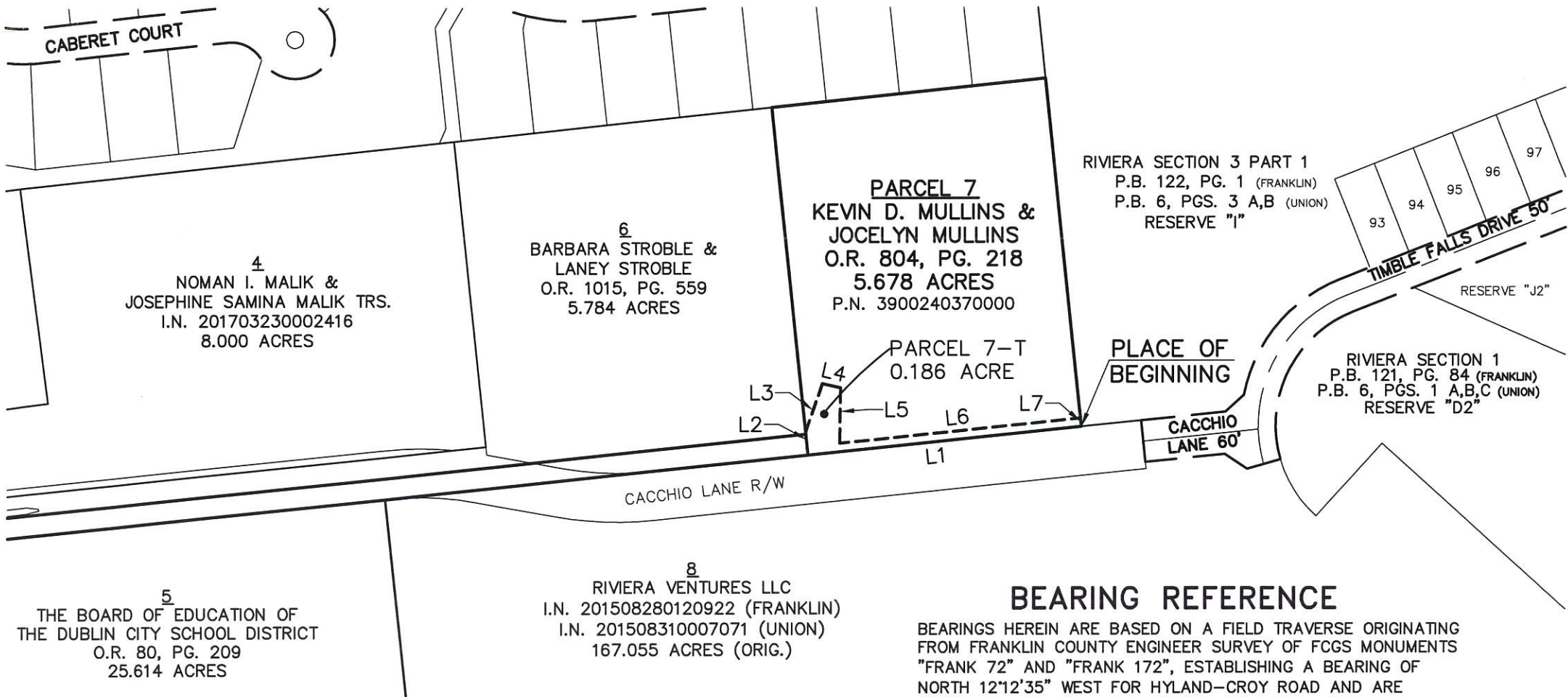
By

*David L. Chiesa*  
David L. Chiesa

*2-06-18*  
date

Registered Surveyor No. 7740

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**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).

| 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 |

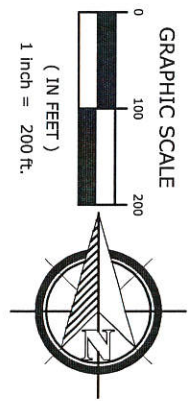


*David L. Chiesa*  
 REGISTERED SURVEYOR NO. 7740 DATE 2-06-18



**IBI GROUP**  
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 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.

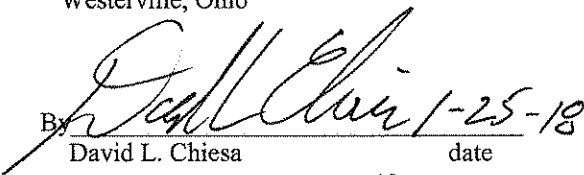
Bearings herein are based on a field traverse originating from Franklin County Engineer survey of FCGS monuments "Frank 72" and "Frank 172", establishing a bearing of North  $12^{\circ}12'35''$  West for Hyland-Croy Road and are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011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

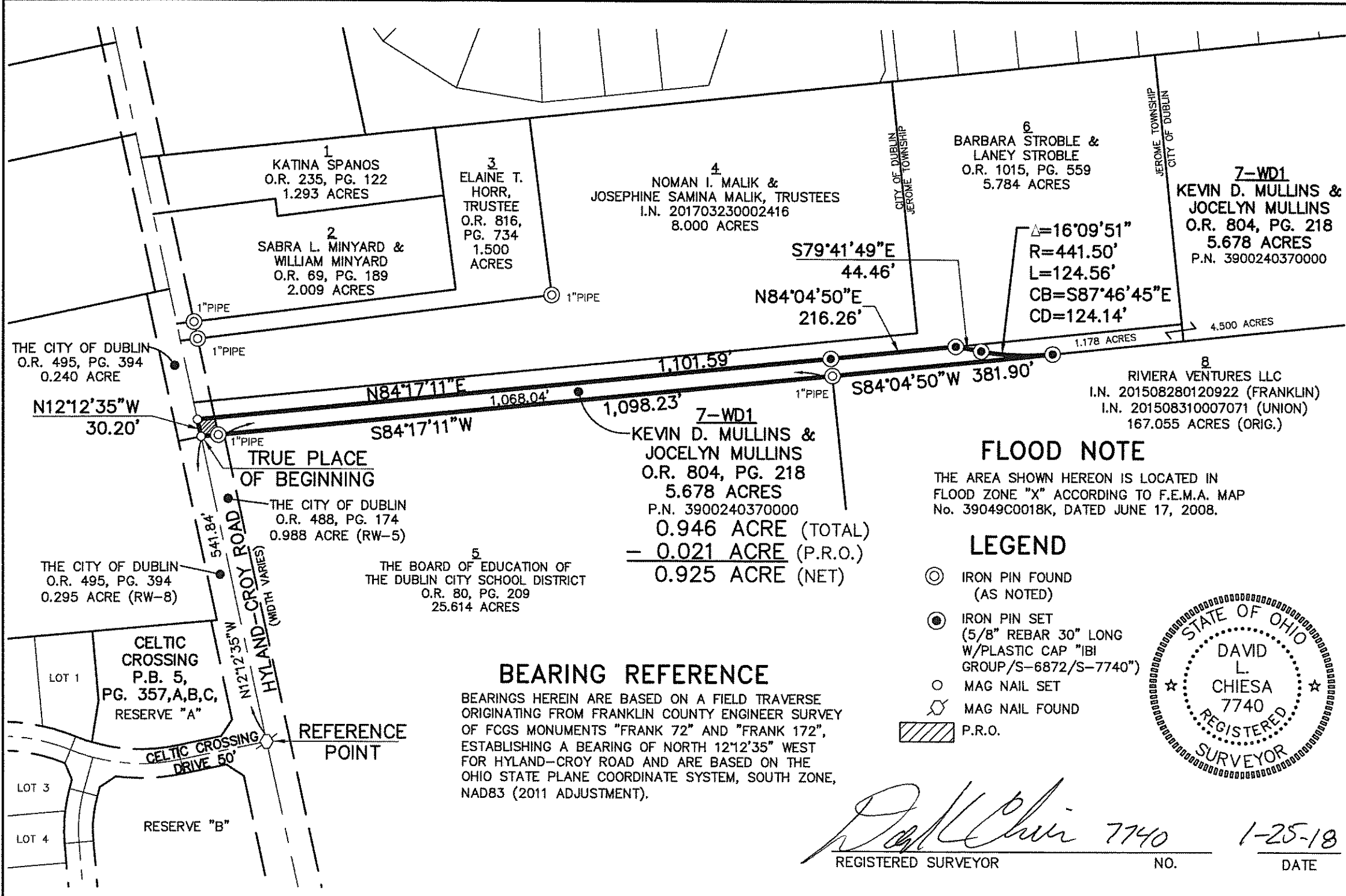
This description was prepared by IBI Group Survey, Westerville, Ohio, and is based on an actual field survey of the premises performed in summer of 2017.



IBI Group Survey  
Westerville, Ohio

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

J:\110135\_dublin\_hyland\5.9 Drawings\baseline\survey\WD\MULLINS-WD.dwg by: david.chiesa on 01/25/2018 @ 08:05:29 am ~@IBI Group



**BEARING REFERENCE**

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 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).

**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)**

**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.



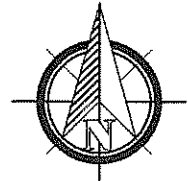
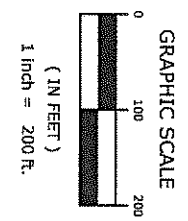
*David L. Chiesa* 7740  
 REGISTERED SURVEYOR NO.

1-25-18  
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°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°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°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°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°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°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;

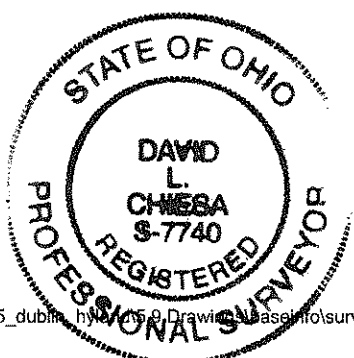
Thence though said 5.678 acre tract on a new division line with the arc of a curve to the right having a radius of 441.50 feet, a central angle of 16°09'51", an arc length of 124.56 feet, the chord of which bears North 87°46'45" West, a chord distance of 124.14 feet to an iron pin set at the point of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

Thence North 79°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°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 3/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

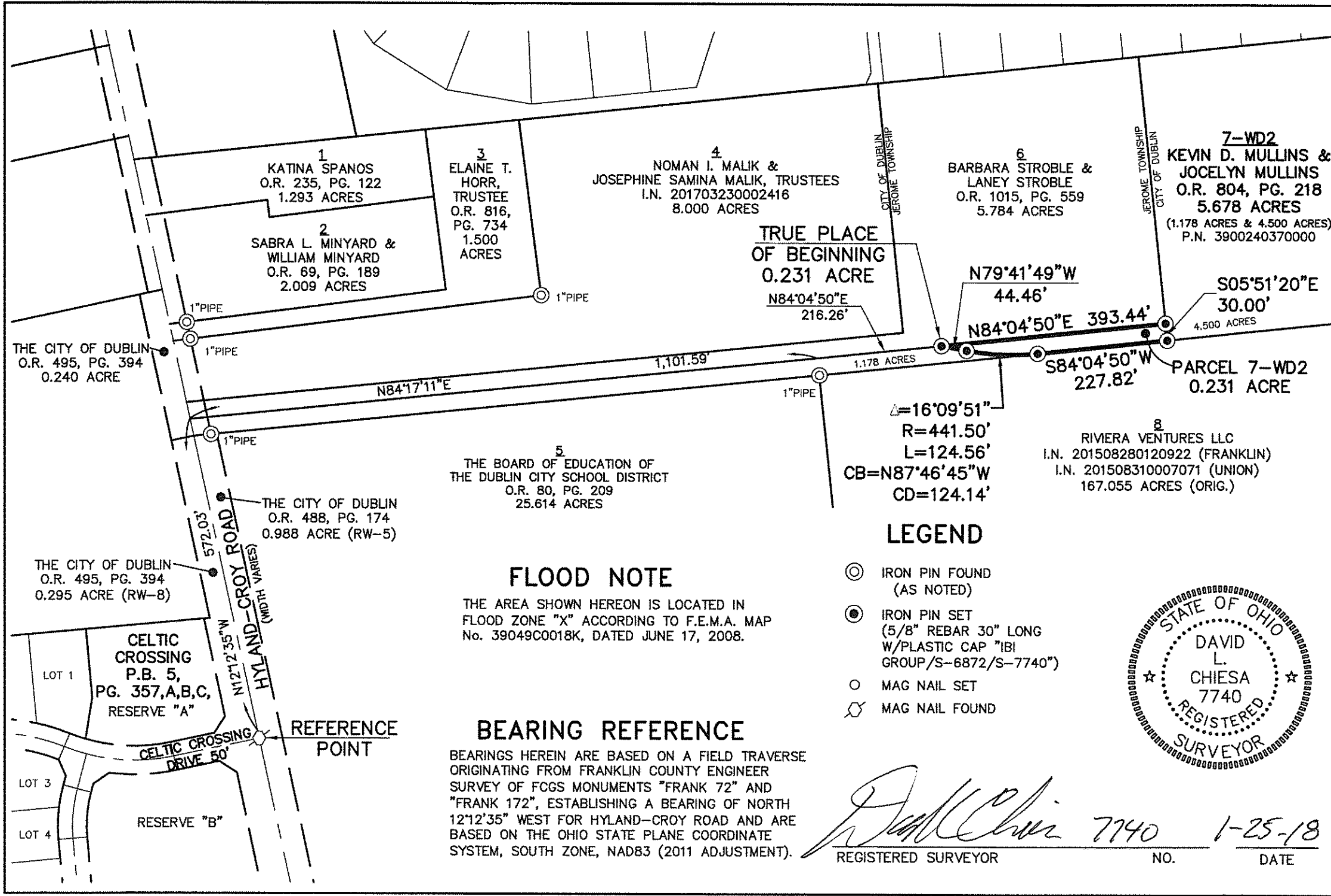
This description was prepared by IBI Group Survey, Westerville, Ohio, and is based on an actual field survey of the premises performed in summer of 2017.



IBI Group Survey  
Westerville, Ohio

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

J:\110135\_dublin\_hyland\5.9 Drawings\baseline\survey\WD\MULLINS-WD-A.dwg by david.chiesa on 01/25/2018 @ 08:06:28 am ~@IBI Group



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**HYLAND-CROY ROAD &  
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VIRGINIA MILITARY DISTRICT No. 2925  
STATE OF OHIO, COUNTY OF UNION,  
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