


**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 McDaniel, City Manager 

Date: November 27, 2018

Initiated By: Paul A. Hammersmith, Director of Engineering
 Jean-Ellen Willis, PE, Engineering Manager – Transportation
 Philip K. Hartmann, Assistant Law Director

Re: Ordinance Nos. 90-18 through 95-18
 Acquisition of Right-of-Way and Easements
 Tuttle Crossing Boulevard Extension and Avery Road
 Improvements (13-013-CIP)

Background

The Tuttle Crossing Boulevard Extension and Avery Road Improvements project (the "Project") provides for the extension of Tuttle Crossing Boulevard from its current terminus at Wilcox Road to Avery Road, and includes improvements along Avery Road, Wilcox Road, Rings Road, Cara Road, and Cara Court, as shown in the attached Figure 1, Project Overview Map. The Project includes the construction of a four-lane boulevard with curb and gutter, shared-use path, sidewalk, street lights, a multi-use tunnel, and landscaping.

In the 2019-2023 Capital Improvements Program (CIP), site acquisition is programmed in 2018-2019, utility relocation is programmed in 2019, and construction and landscaping are programmed in 2020. Currently, the Project is planned to be funded through service payments from the Rings/Frantz Tax Increment Financing (TIF) District and the Thomas/Kohler TIF, an advance from the General Fund, City of Columbus contribution of \$2,800,000, private developer contributions of \$535,786 and a \$7,000,000 grant through the Mid-Ohio Regional Planning Commission (MORPC) attributable funding. However, a gap in funding still exists and the timing of construction is subject to change.

The Project requires the acquisition of property interests from multiple property owners on Tuttle Crossing Boulevard, Avery Road, Wilcox Road, Rings Road, Cara Road, and Cara Court.

Acquisition

The City, through its acquisition agent, has come to mutually agreeable terms with multiple property owners in connection with the Project. The property acquisitions from these owners consists of the following property interests from the named property owners, as depicted in the map attached hereto:

Property Owner	Property Interests	Auditor Parcel ID Number	Acquisition Price
Emmanuel Sanchez-Carballo and Yuko Sanchez (Parcel 27 – 6169 Cara Road)	0.306 acre R/W including 0.233 acre P.R.O. 0.025 acre Standard Highway Easement 0.069 acre Temporary Construction Easement	274-000113	\$61,245
Mary Jo Reimann (Parcel 39 – 5526 Cara Court)	0.011 acre Temporary Construction Easement	274-000093	\$300
P. Michael Houser and Judy Faye Houser (Parcel 43 – 5504 Avery Road)	0.086 acre Standard Highway Easement 0.007 acre Temporary Construction Easement	274-000081	\$15,424
Lynn M. Gray, Trustee of the Lynn M. Gray Revocable Trust Agreement (Parcel 45 – 5544 Avery Road)	0.054 acre R/W 0.086 acre Standard Highway Easement	274-000079	\$30,091
Karen Marie Sharp and Michael R. Sharp (Parcel 47 – 5555 Avery Road)	0.199 acre R/W including 0.106 acre P.R.O. 0.458 acre WD to be converted to Standard Highway Easement	274-000070	\$224,000
John D. Kormanik and Sharon L. Kormanik (Parcel 38 – 5527 Cara Court)	0.30 acre Standard Highway Easement	274-000090	\$5,900

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

The details regarding each property acquisition is as follows:

Emmanuel Sanchez-Carballo and Yuko Sanchez: The property is located on the south side of Cara Road, east of Avery Road, at 6169 Cara Road, Dublin, Ohio 43016. The City participated in good faith discussions with Emmanuel Sanchez-Carballo and Yuko Sanchez, resulting in mutually agreeable terms for the acquisition of the property interest for the appraised value, which was \$61,245.

Mary Jo Reimann: The property is located on the east side of Cara Court, north of Cara Road, at 5508 Cara Court, Dublin, Ohio 43016. The City participated in good faith discussions with Mary Jo Reimann, resulting in mutually agreeable terms for the acquisition of the property interest for the appraised value, which was \$300.

P. Michael Houser and Judy Faye Houser: The property is located on the east side of Avery Road, north of Cara Road, at 5504 Avery Road, Dublin, Ohio 43016. The City participated in good faith discussions with P. Michael Houser and Judy Faye Houser resulting in mutually agreeable terms for the acquisition of the property interest for \$15,424, which is 6.0% above the appraised value of \$14,549.

Lynn M. Gray, Trustee of the Lynn M. Gray Revocable Trust Agreement: The property is located on the east side of Avery Road, north of Cara Road, at 5544 Avery Road, Dublin, Ohio 43016. The City participated in good faith discussions with Lynn M. Gray resulting in mutually agreeable terms for the acquisition of the property interest for the appraised value with an administrative review, which totaled \$30,091. This represents a 13.6%, or \$3,600, increase over the appraised value of \$26,491. The property owner supplied a cost estimate from a contractor to relocate the irrigation system located within the take area, which totaled \$3,600. This is normally included in the appraisal report, however, the appraiser did not see the sprinkler heads during his field visit, and therefore they were not included in the final report. Since relocating irrigation systems outside of take areas is a compensable item, the administrative settlement was accepted.

Karen Marie Sharp and Michael R. Sharp: The property is located on the west side of Avery Road, north of Cara Road, at 5555 Avery Road, Dublin, Ohio 43016. This acquisition is a total take since the acquisition will impact the entire parcel. The City participated in good faith discussions with Karen Marie Sharp and Michael R. Sharp resulting in mutually agreeable terms for the acquisition of the total property interest for the appraised value with an administrative review settlement, which totaled \$224,000. This settlement represents a 4.2% increase above the appraised value of \$215,000.

The administrative settlement includes a protective rent agreement as the Sharps were leasing the residence on this property to two tenants. In order to compensate the Sharps from this loss of income, the City has agreed to a protective rent agreement at an amount of \$1,500 per month from August 15, 2018 until the parties close on the acquisition of the property. It is anticipated the total amount of compensation under the protective rent agreement will be \$9,000, or a 4.2% increase above the appraised value.

John D. Kormanik and Sharon L. Kormanik: The property is located on the west side of Avery Road, north of Cara Road, at 5527 Cara Court, Dublin, Ohio 43016. The City participated in good faith discussions with John D. Kormanik and Sharon L. Kormanik resulting in mutually agreeable terms for the acquisition of the total property interest for the appraised value with an administrative review settlement, which totaled \$5,900. This settlement represents a 5.7% increase above the appraised value of \$5,579.

These Ordinances authorize the City Manager to execute and accept on behalf of the City all necessary conveyance documents to formally acquire the necessary property interests from each property owner.

Recommendation

Staff recommends adoption of Ordinance Nos. 90-18, 91-18, 92-18, 93-18, 94-18, and 95-18 at the second reading/public hearing on January 8, 2019, as these ordinances authorize the City Manager to execute all necessary conveyance and contract documents to formally accept the necessary property interests described above.

RECORD OF ORDINANCES

Ordinance No. 90-18

Passed _____, 20____

AUTHORIZING THE CITY MANAGER TO EXECUTE AND ACCEPT NECESSARY CONVEYANCE DOCUMENTS AND CONTRACTS TO ACQUIRE A 0.306-ACRE FEE SIMPLE WARRANTY DEED FOR RIGHT-OF-WAY, WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS; A 0.025-ACRE STANDARD HIGHWAY EASEMENT; AND A 0.069-ACRE TEMPORARY CONSTRUCTION EASEMENT FROM EMMANUEL SANCHEZ-CARBALLO AND YUKO SANCHEZ, LOCATED AT 6169 CARA 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 Tuttle Crossing Boulevard Extension and Avery Road Improvements project (the "Project"); and

WHEREAS, the Project requires that the City obtain a fee simple warranty deed for public right-of-way, without limitation of existing access rights, a standard highway easement, and a temporary easement from the parcel identified as Franklin County parcel number 274-000113, owned by Emmanuel Sanchez-Carballo and Yuko Sanchez (the "Grantors"), as described in the attached Exhibits A and depicted in the attached Exhibits B; and

WHEREAS, the City, through its acquisition agent for the Project, and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interests for the sum of \$61,245.00, which is the appraised value of the property interests; and

WHEREAS, the City desires to execute and accept necessary documents to complete the transaction 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 and accept all necessary documents to acquire a 0.306-acre fee simple warranty deed for right-of-way, without limitation of existing access rights; a 0.025-acre standard highway easement; and a 0.069-acre temporary construction easement from Emmanuel Sanchez-Carballo and Yuko Sanchez, for the appraised value of \$61,245.00, said property interest located within the parcel identified as Franklin County parcel number 274-000113, and more fully described 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 without further legislation being required.

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

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 4/6/2018

PID 99815

**PARCEL 27-WD
TUTTLE CROSSING BOULEVARD AND AVERY ROAD IMPROVEMENTS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF DUBLIN, OHIO, LOCATED IN FRANKLIN COUNTY, OHIO**

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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, and being located in Virginia Military Survey Number 3004, and being part of that 1.030 acre tract described in a deed to **Emmanuel Sanchez-Carballo and Yuko Sanchez**, of record in Instrument Number 201710190145986, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the right side of the proposed centerline of construction for Cara Road, being on the right side of the proposed centerline of construction for Avery Road, both as delineated on the centerline plat for Tuttle Crossing Boulevard and Avery Road Improvements, of record in Plat Book _____, Page _____, said parcel being more particularly bounded and described as follows:

Commencing for reference at Franklin County Geodetic Survey monument number 1934, said monument being at the intersection of the existing centerline of right-of-way for Rings (West) and the existing centerline of right-of-way for Avery Road (South), being at the northeast corner of that 22.624 acre tract described in deeds to Angelo J. Dallas, or his successor, as Trustee under the Angelo J. Dallas Trust Agreement dated May 17, 1996 (1/2 interest), of record in Instrument Number 199804100085905, and Dolores D'Amico, Valerie M. Scheel and Jodelle M. D'Amico, as Trustees under the Dolores D'Amico Family Trust (aka Dolores D'Amico Family Trust) dated February 13, 2002 (1/2 interest), of record in Instrument Number 200407130162385, and said monument being 46.11 feet right of Avery Road proposed centerline of construction Station 126+41.19;

EXHIBIT A

LPA RX 851 WD

Thence **South 10 degrees 44 minutes 47 seconds West**, along the existing centerline of right-of-way for Avery Road, and along the east line of said 22.624 acre tract, a distance of **30.83 feet** to an iron pin set at the northwest corner of said 1.030 acre tract, being the northwest corner of that 0.233 acre highway easement described in a deed to County of Franklin, of record in Deed Book 3642, Page 463, said iron pin being 46.00 feet right of Avery Road proposed centerline of construction Station 126+13.54, and said MAG nail being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 86 degrees 04 minutes 26 seconds East**, along the north line of said 1.030 acre tract and along the north line of said 0.233 acre tract, a distance of **167.09 feet** to an iron pin set, (passing the intersection of the existing east right-of-way line for Avery Road, as established by said 0.233 acre highway easement, and the existing south right of way line for Cara Road, as established by Miller Estates No. 2, as recorded in Plat Book 49, Page 43, at a distance of 51.69 feet), said iron pin set being 28.12 feet right of Cara Road proposed centerline of construction Station 324+52.54;

Thence **South 76 degrees 27 minutes 32 seconds West**, across said 1.030 acre tract, a distance of **59.92 feet** to an iron pin set, said iron pin set being 33.73 feet right of Cara Road proposed centerline of construction Station 323+91.91;

Thence **South 42 degrees 00 minutes 12 seconds West**, continuing across said 1.030 acre tract, a distance of **109.90 feet** to an iron pin set on the existing east right-of-way line for said Avery Road, and being on the east line of said 0.233 acre highway easement, said iron pin being 96.00 feet right of Avery Road proposed centerline of construction Station 125+37.27;

Thence **South 10 degrees 44 minutes 47 seconds West**, along the east line of said 0.233 acre highway easement, and continuing across said 1.030 acre tract, a distance of **121.34 feet** to an iron pin set on the south line of said 1.030 acre tract, being at the southeast corner of said 0.233 acre highway easement, and being on the north line of that 0.2571 acre right-of-way parcel described in a deed to City of Dublin, of record in Official Record 25926 A06, said iron pin being 96.00 feet right of Avery Road proposed centerline of construction Station 124+15.93;

Thence **North 79 degrees 15 minutes 13 seconds West**, along the south line of said 1.030 acre tract, along the south line of said 0.233 acer highway easement, and along the north line of said 0.2571 acre right-of-way parcel, a distance of **50.00 feet** to a MAG nail set on the existing centerline of right-of-way for Avery Road, being at the southwest corner of said 1.030 acre tract, being at the southwest corner of said 0.233 acre highway easement, being at the northwest corner of said 0.2571 acre right-of-way parcel, and being on the east line of said 22.624 acre tract, said MAG nail being 46.00 feet right of Avery Road proposed centerline of construction Station 124+15.93;

EXHIBIT A

LPA RX 851 WD

Rev. 06/09

Thence **North 10 degrees 44 minutes 47 seconds East**, along the existing centerline of right-of-way for Avery Road, along the west line of said 1.030 acre tract, along the west line of said 0.233 acre highway easement, and along the east line of said 22.624 acre tract, a distance of **197.61 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.306 acres** (0.233 acres lies within the present road occupied) located within Franklin County Auditor's parcel number 274-000113.

The bearings described herein are based on Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "ASI PS-8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 6, 2018, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



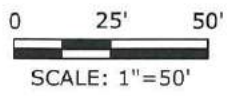
Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



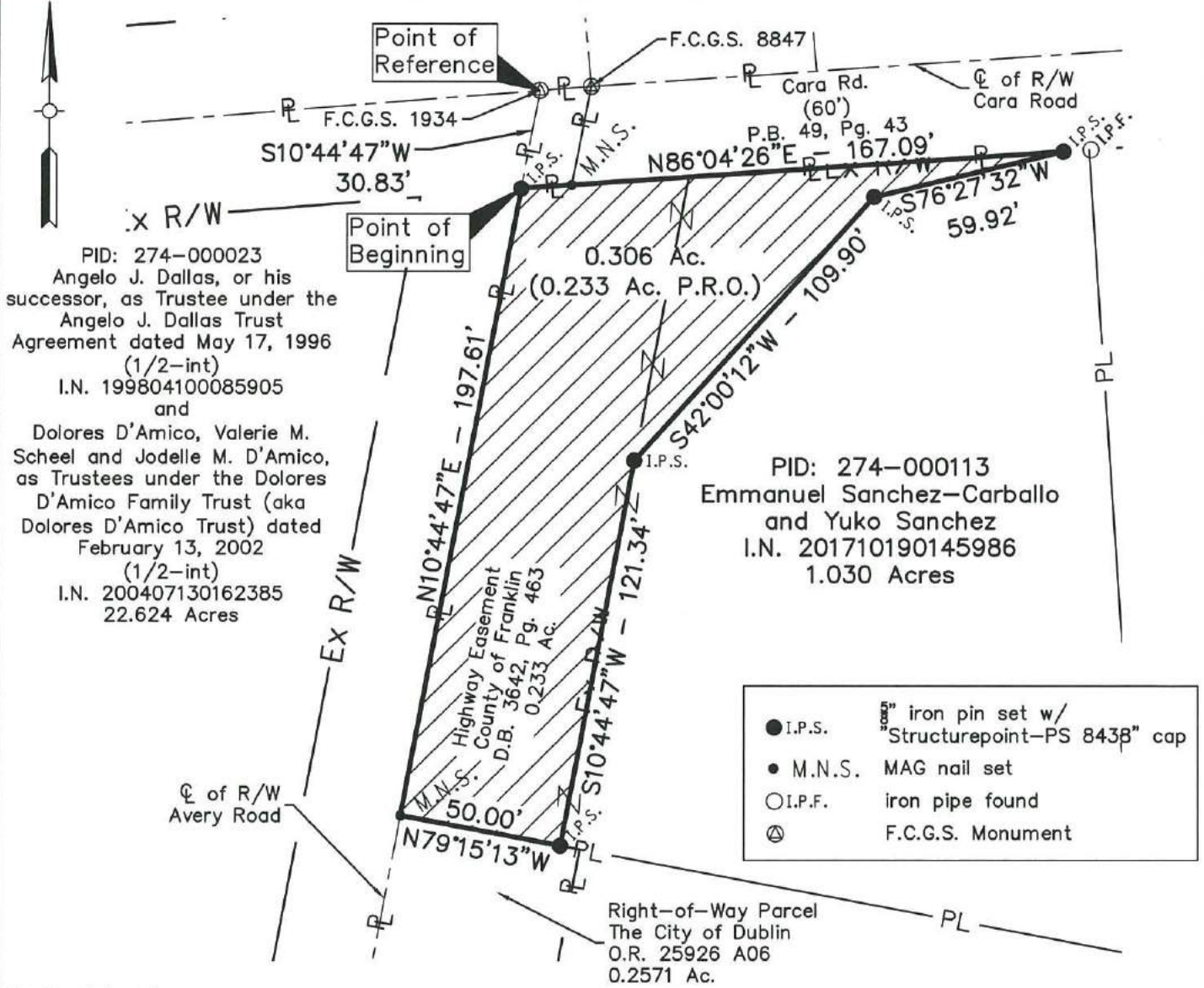
4/24/2018
Date

Split
0.306 acre
out of
(274)
113





Situated in the State of Ohio
County of Franklin, City of Dublin
Virginia Military Survey No. 3004



PID: 274-000023
Angelo J. Dallas, or his
successor, as Trustee under the
Angelo J. Dallas Trust
Agreement dated May 17, 1996
(1/2-int)
I.N. 199804100085905
and
Dolores D'Amico, Valerie M.
Scheel and Jodelle M. D'Amico,
as Trustees under the Dolores
D'Amico Family Trust (aka
Dolores D'Amico Trust) dated
February 13, 2002
(1/2-int)
I.N. 200407130162385
22.624 Acres


PID: 274-000113
Emmanuel Sanchez-Carballo
and Yuko Sanchez
I.N. 201710190145986
1.030 Acres


- I.P.S. 3/8" iron pin set w/
Structurepoint-PS 8438" cap
- M.N.S. MAG nail set
- I.P.F. iron pipe found
- ⊗ F.C.G.S. Monument

Right-of-Way Parcel
The City of Dublin
O.R. 25926 A06
0.2571 Ac.

Basis of bearing:
Bearings shown hereon are based on grid north as referenced to the
Ohio State Plane Coordinate System (South Zone) and the North American
Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey
and NGS OPUS solution.

I hereby certify that:
This drawing represents the results of an actual field survey
of the premises performed by American Structurepoint, Inc., and
is true and correct to the best of my knowledge and belief.


Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.


Date



DRAWING FILE: Q:\2017\200760.C - Design\2017\200760\Sheet\27-WD.dwg
 EDITED BY: JCOUMANS
 PLOT DATE: 4/6/2018 11:16 AM
 PLOT SCALE: 1:1

EXHIBIT A

Page 1 of 2

LPA RX 871 SH

Rev. 06/09

Ver. Date 4/6/2018

PID 99815

**PARCEL 27-SH
TUTTLE CROSSING BOULEVARD AND AVERY ROAD IMPROVEMENTS
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF DUBLIN, OHIO, LOCATED IN FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Dublin, Ohio, Located In Franklin County, Ohio, its successors and assigns forever.

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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, and being located in Virginia Military Survey Number 3004, and being part of that 1.030 acre tract described in a deed to **Emmanuel Sanchez-Carballo and Yuko Sanchez**, of record in Instrument Number 201710190145986, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the right side of the proposed centerline of construction for Cara Road, as delineated on the centerline plat for Tuttle Crossing Boulevard and Avery Road Improvements, of record in Plat Book _____, Page _____, said parcel being more particularly bounded and described as follows:

BEGINNING at a point on the existing south right-of-way line for Cara Road, as established by Miller Estates No. 2, as recorded in Plat Book 49, Page 43, said point being the northeast corner of said 1.030 acre tract, being the northwest corner of that 0.861 acre tract described in a deed to Chester A. Gunka, of record in Instrument Number 200010030200461, (reference a 3/4" bent iron pipe bearing North 87 degrees 35 minutes 04 seconds East at a distance of 0.57 feet), said point being 28.34 feet right of Cara Road proposed centerline of construction Station 324+60.81;

Thence **South 03 degrees 55 minutes 34 seconds East**, along the east line of said 1.030 acre tract and along the west line of said 0.861 acre tract, a distance of **20.00 feet** to an iron pin set, said iron pin being 48.34 feet right of Cara Road proposed centerline of construction Station 324+60.33;
Thence across said 1.030 acre tract along the following three (3) described courses:

EXHIBIT A

LPA RX 871 SH

1. **South 86 degrees 04 minutes 26 seconds West**, a distance of **77.31 feet** to an iron pin set on a south east line of a proposed right-of-way parcel for Cara Road, said iron pin being 43.09 feet right of Cara Road proposed centerline of construction Station 323+81.79;
2. **North 42 degrees 00 minutes 12 seconds East**, along a southeast line of said proposed right-of-way parcel, a distance of **14.37 feet** to an iron pin set at a southeast corner of said proposed right-of-way parcel, said iron pin being 33.73 feet right of Cara Road proposed centerline of construction Station 323+91.91;
3. **North 76 degrees 27 minutes 32 seconds East**, along a southeast line of said proposed right-of-way parcel, a distance of **59.92 feet** to an iron pin set on the existing south right-of-way line for said Cara Road, being on the north line of said 1.030 acre tract, said iron pin being 28.12 feet right of Cara Road proposed centerline of construction Station 324+52.54;

Thence **North 86 degrees 04 minutes 26 seconds East**, along the existing south right-of-way line for said Cara Road and along the north line of said 1.030 acre tract, a distance of **7.91 feet** to the **POINT OF BEGINNING** for this description.

The above described standard highway easement contains a total area of **0.025 acres** located within Franklin County Auditor's parcel number 274-000113.

The bearings described herein are based on Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "ASI PS-8438".

The above described standard highway easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 6, 2018, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
 Brian P. Bingham, PS
 Registered Professional Surveyor No. 8438

*Reduce Assessed
 Average Only
 0.025 acre
 Highway Easement
 out of
 (274)
 113*



4/24/2018
 Date



City of Dublin, Ohio



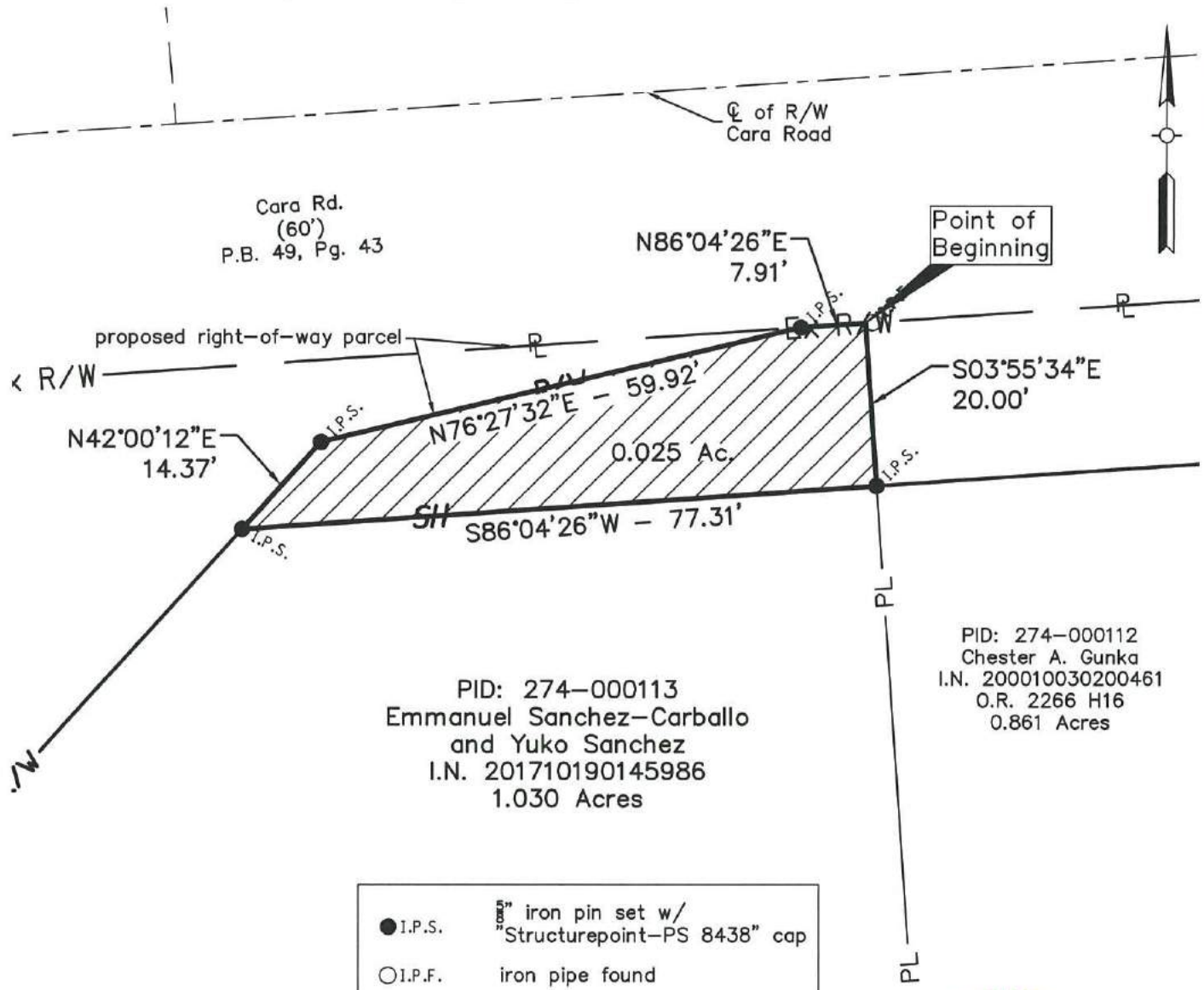
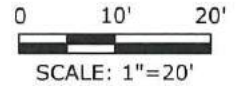
**Tuttle Crossing
Boulevard Ext.
and Avery Road
Improvements**

Exhibit "B"
0.025 Ac.
Standard
Highway
Deed

Scale:	1" = 20'
Drawn By:	JBY
Checked By:	BPB
Date:	4/6/2018
Job No.:	2012.00760

Parcel
27-SH
Sheet
1 of 1

Situated in the State of Ohio
County of Franklin, City of Dublin
Virginia Military Survey Nos. 3004, 3011 & 3453



Basis of bearing:
Bearings shown hereon are based on grid north as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS solution.

I hereby certify that:
This drawing represents the results of an actual field survey of the premises performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

4/24/2018
Date



DRAWING FILE: C:\301\200760\G.C. Demilio\EDA\02280\Scal\Exhibit B.parcel 27-SH.dwg
EDITED BY: JOUMANS
PLOT DATE: 4/20/18 11:16 AM
PLOT SCALE: 1"=20'

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 4/6/2018

PID 99815

**PARCEL 27-T
TUTTLE CROSSING BOULEVARD AND AVERY ROAD IMPROVEMENTS
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND CONSTRUCT A DRIVE
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF DUBLIN, OHIO, LOCATED IN FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, and being located in Virginia Military Survey Number 3004, and being part of that 1.030 acre tract described in a deed to **Emmanuel Sanchez-Carballo and Yuko Sanchez**, of record in Instrument Number 201710190145986, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the right side of the proposed centerline of construction for Cara Road, as delineated on the centerline plat for Tuttle Crossing Boulevard and Avery Road Improvements, of record in Plat Book _____, Page _____, said parcel being more particularly bounded and described as follows:

Commencing for reference at a point on the existing south right-of-way line for Cara Road, as established by Miller Estates No. 2, as recorded in Plat Book 49, Page 43, said point being the northeast corner of said 1.030 acre tract, being the northwest corner of that 0.861 acre tract described in deeds to Chester A. Gunka, of record in Instrument Number 200010030200461 and Official Record 2266 H16, (reference a 1" iron pipe bearing North 87 degrees 35 minutes 01 seconds East at a distance of 0.57 feet and a 3/4" bent iron pipe bearing North 84 degrees 53 minutes 04 seconds East at a distance of 0.73 feet), and said point being 28.34 feet right of Cara Road proposed centerline of construction Station 324+60.81;

Thence **South 03 degrees 55 minutes 34 seconds East**, along the east line of said 1.030 acre tract and along the west line of said 0.861 acre tract, a distance of **20.00 feet** to an iron pin set at the southeast corner of a proposed standard highway easement for said Cara Road; said iron pin being 48.34 feet right of Cara Road proposed centerline of construction Station 324+60.33, and said iron pin being the **TRUE POINT OF BEGINNING** for this description;

EXHIBIT A

Thence across said 1.030 acre tract along the following five (5) described courses:

1. **South 35 degrees 12 minutes 03 seconds West**, a distance of **44.97 feet** to a point, said point being 81.82 feet right of Cara Road proposed centerline of construction Station 324+26.94;
2. **South 74 degrees 27 minutes 31 seconds West**, a distance of **33.63 feet** to a point, said point being 85.66 feet right of Cara Road proposed centerline of construction Station 323+93.66;
3. **North 81 degrees 03 minutes 30 seconds West**, a distance of **48.98 feet** to a point on the southeast line of a proposed right-of-way parcel for said Cara Road, said point being 122.63 feet right of Avery Road proposed centerline of construction Station 125+81.14;
4. **North 42 degrees 00 minutes 12 seconds East**, along a southeast line of said proposed right-of-way parcel, a distance of **44.21 feet** to an iron pin set at the southwest corner of said proposed standard highway easement, said iron pin being 43.09 feet right of Cara Road proposed centerline of construction Station 323+81.79;
5. **North 86 degrees 04 minutes 26 seconds East**, along the south line of said proposed standard highway easement, a distance of **77.31 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described temporary easement contains a total area of **0.069 acres** located within Franklin County Auditor's parcel number 274-000113.

The bearings described herein are based on Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "ASI PS-8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 6, 2018, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

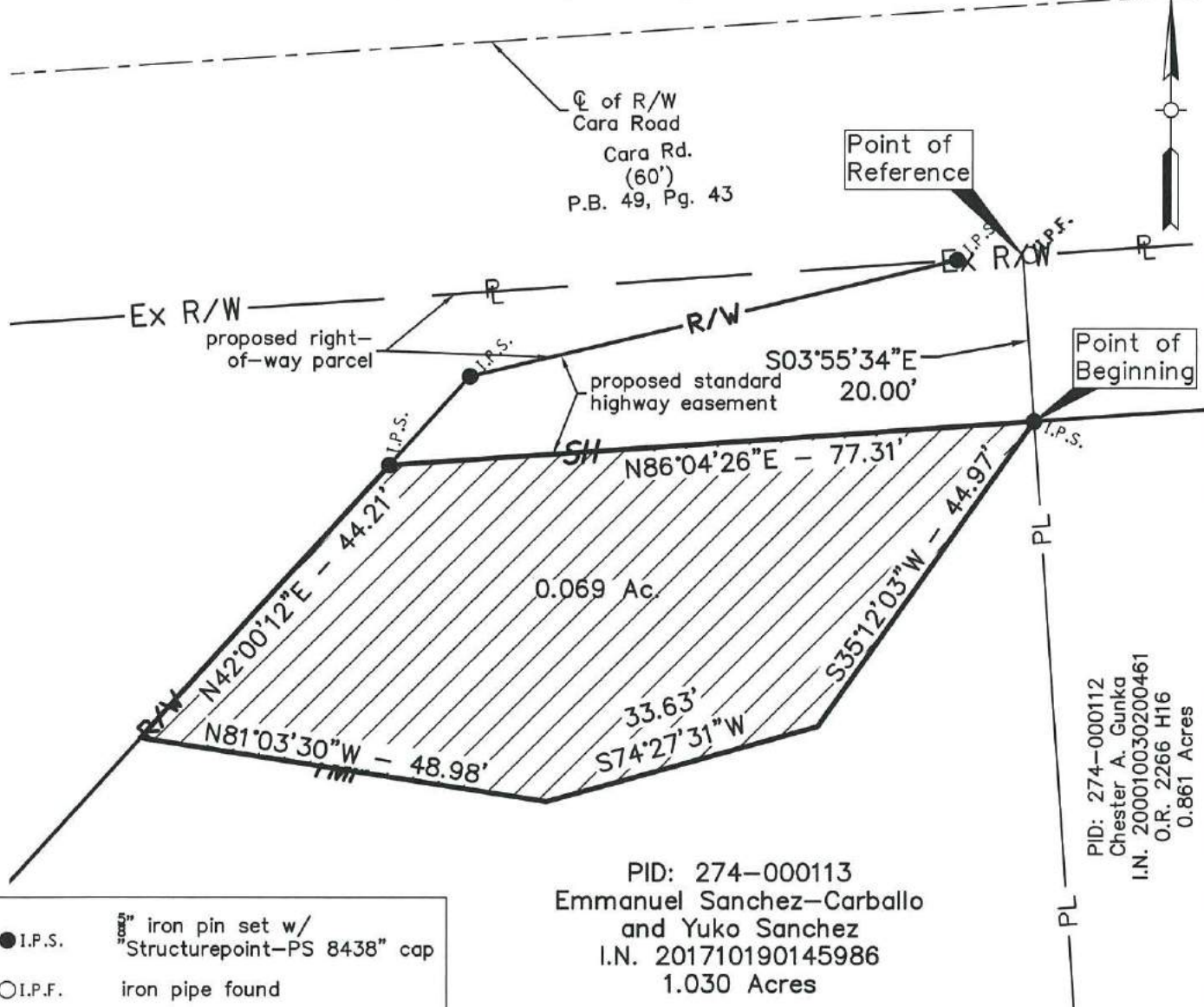
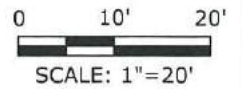
American Structurepoint, Inc.


 Brian P. Bingham, PS
 Registered Professional Surveyor No. 8438



4/24/2018
 Date

Situated in the State of Ohio
 County of Franklin, City of Dublin
 Virginia Military Survey No. 3004



PID: 274-000113
 Emmanuel Sanchez-Carballo
 and Yuko Sanchez
 I.N. 201710190145986
 1.030 Acres

PID: 274-000112
 Chester A. Gunka
 I.N. 200010030200461
 O.R. 2266 H16
 0.861 Acres

- I.P.S. 5/8" iron pin set w/ Structurepoint-PS 8438" cap
- I.P.F. iron pipe found

Basis of bearing:
 Bearings shown hereon are based on grid north as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and NGS OPUS solution.

I hereby certify that:
 This drawing represents the results of an actual field survey of the premises performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

Brian P. Bingham
 Brian P. Bingham, P.S. No. 8438
 American Structurepoint, Inc.
 Date 4/24/2018

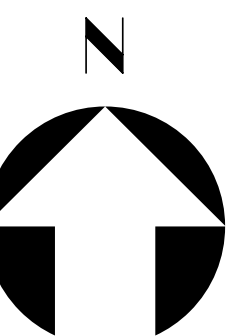


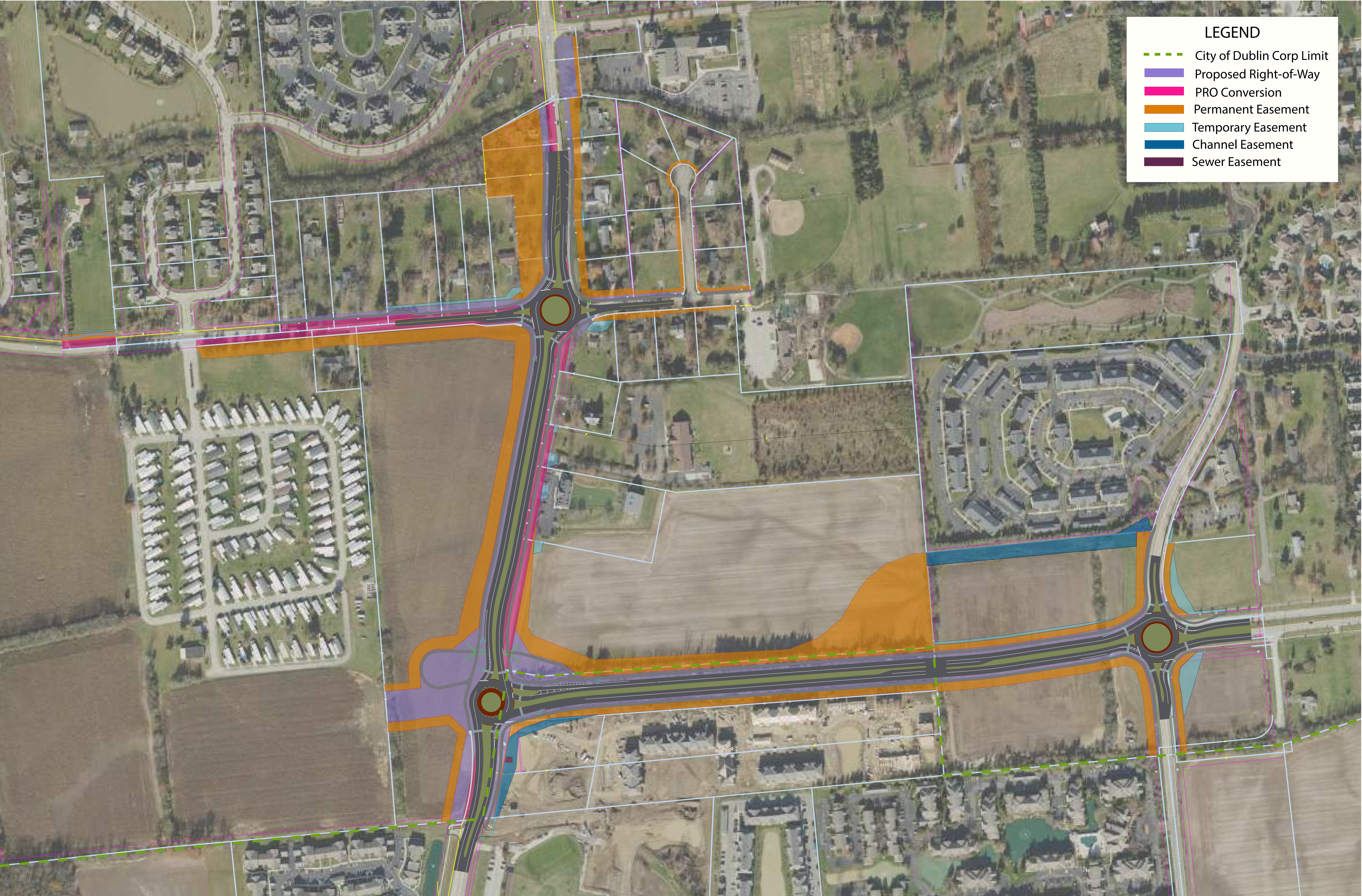
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 EDITOR: JBY



LEGEND

- City of Dublin Corp Limit
- Permanent Easement
- Temporary Easement
- Proposed Right-of-Way
- PRO Conversion
- Channel Easement





LEGEND

- - - City of Dublin Corp Limit
- Proposed Right-of-Way
- PRO Conversion
- Permanent Easement
- Temporary Easement
- Channel Easement
- Sewer Easement

Figure 1: Project Overview Map
 13-013-CIP Tuttle Crossing Boulevard Extension and Avery Road Widening Project, Phase 1