



City of Dublin


**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 16, 2019

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

**Re:** Ordinance Nos. 14-19 through 20-19  
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 consist of the following property interests from the named property owners, as depicted in the map attached hereto:

<b><i>Property Owner</i></b>	<b>Property Interests</b>	<b>Auditor Parcel ID Number</b>	<b>Acquisition Price</b>
Ord. 14-19 Ginger Shepherd and James L. Shepherd (Parcel 46 – 5556 Avery Road)	0.062 acre R/W 0.113 acre Standard Highway Easement 0.007 acre Temporary Construction Easement	274-000078	\$30,000
Ord. 15-19 Tuttle Partners, Ltd. (Parcel 23 – 5701 Ebner Circle)	0.081 acre Channel Easement	273-006596	\$3,645
Ord. 16-19 Felicia Quinn and John J. Quinn (Parcel 28 – 5498 Avery Road)	0.044 acre R/W 0.157 acre Standard Highway Easement 0.449 acre parcel	274-000082	\$295,450 (price for acquisition of entire parcel)
Ord. 17-19 William Thomas and Linda Thomas (Parcel 33 – 5494 Cara Court)	0.004 acre R/W 0.051 acre Standard Highway Easement	274-000095	\$10,649
Ord. 18-19 Charles Fry and Amy Fry (Parcel 40 – 5540 Cara Court)	0.021 acre Standard Highway Easement	274-000092	\$4,847
Ord. 19-19 Christopher Freeman and Michele Freeman (Parcel 41 – 5545 Cara Court)	0.016 acre Standard Highway Easement	274-000091	\$3,214
Ord. 20-19 The Village of Balgriffin Condominium (Parcel 49 – Avery Road)	0.009 acre Sewer Easement	274-000161 to 274-000170; 274-000228 to 274-000235; 274-000346 to 274-000352; 274-000354 to 274-000365; 274-000369 to 274-000390	\$605

The details regarding each property acquisition is as follows:

**Ginger Shepherd and James L. Shepherd:** The property is located on the east side of Avery Road, north of Cara Road, at 5556 Avery Road, Dublin, Ohio 43016. The City participated in good faith discussions with Ginger Shepherd and James L. Shepherd, resulting in mutually agreeable terms for the acquisition of the property interest for \$30,000, which is 3.6% above the appraised value of \$28,959.

**Tuttle Partners, Ltd.:** The property is located on the west side of Wilcox Road, north of Tuttle Crossing Blvd., at 5701 Ebner Circle, Dublin, Ohio 43016. The City participated in good faith discussions with Tuttle Partners, Ltd., resulting in mutually agreeable terms for the acquisition of the property interest for the appraised value, which was \$3,645.

**Felicia Quinn and John J. Quinn:** The property is located on the northeast corner of Avery Road and Cara Road at 5498 Avery Road, Dublin, Ohio 43016. The appraised value for the required right-of-way and easement was \$44,554. The City's appraiser completed a full summary appraisal report in which he estimated the value of the entire parcel to be \$240,000 before the roadway acquisition. The City participated in good faith discussions with Felicia Quinn and John Quinn, resulting in mutually agreeable terms for the acquisition of the entire parcel for \$295,450.

**William Thomas and Linda Thomas:** The property is located on the east side of Cara Court, north of Cara Road, at 5494 Cara Court, Dublin, Ohio 43016. The City participated in good faith discussions with William Thomas and Linda Thomas, resulting in a minor plan change, and mutually agreeable terms for the acquisition of the property interest for the appraised value, which was \$10,649.

**Charles Fry and Amy Fry:** The property is located on the north end of the Cara Court cul-de-sac, at 5540 Cara Court, Dublin, Ohio 43016. The City participated in good faith discussions with Charles Fry and Amy Fry, resulting in mutually agreeable terms for the acquisition of the property interest for \$4,847, which is 1.8% above the appraised value of \$4,759.

**Christopher Freeman and Michele Freeman:** The property is located on the north end of the Cara Court cul-de-sac, just west of the Fry property, at 5545 Cara Court, Dublin, Ohio 43016. The City participated in good faith discussions with Christopher Freeman and Michele Freeman, resulting in mutually agreeable terms for the acquisition of the property interest for the appraised value, which was \$3,214.

**The Village of Balgriffin Condominium:** The property is located on the east side Avery Road, north of Rings Road east. The land is a common area for the condominiums, which encompasses multiple parcel numbers. The City participated in good faith discussions with the Village of Balgriffin Condominium, resulting in mutually agreeable terms for the acquisition of the property interest for the appraised value, which was \$605.

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. 14-19, 15-19, 16-19, 17-19, 18-19, 19-19 and 20-19 at the second reading/public hearing on May 6, 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. 14-19

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

**AUTHORIZING THE CITY MANAGER TO EXECUTE AND ACCEPT NECESSARY CONVEYANCE DOCUMENTS AND CONTRACTS TO ACQUIRE A 0.062-ACRE FEE SIMPLE WARRANTY DEED FOR RIGHT-OF-WAY, WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS; A 0.113-ACRE STANDARD HIGHWAY EASEMENT; AND A 0.007-ACRE TEMPORARY CONSTRUCTION EASEMENT FROM GINGER SHEPHERD AND JAMES L. SHEPHERD, LOCATED AT 5556 AVERY 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 274-000078, owned by Ginger Shepherd and James L. Shepherd (the "Grantor"), 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 Grantor participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interests for the sum of \$30,000.00; 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 0.062-acre fee simple warranty deed for right-of-way, without limitation of existing access rights; a 0.113-acre standard highway easement; and a 0.007-acre temporary construction easement from Ginger Shepherd and James L. Shepherd, for \$30,000.00, said property interest located within the parcel identified as Franklin County parcel number 274-000078, 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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor – Presiding Officer

ATTEST:

\_\_\_\_\_  
Clerk of Council



## **EXHIBIT A**

LPA RX 871 SH

Page 1 of 2

Rev. 06/09

Ver. Date 10/24/2017

PID 99815

**PARCEL 46-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).

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**[Surveyor's description of the premises follows]**

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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 Lot 1 of Miller Estates, as recorded in Plat Book 43, Page 75, said Lot 1 being described in a deed to **Ginger Shepherd and James L. Shepherd**, of record in Instrument Number 200903120035105, 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 Avery 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 east right-of-way line for Avery Road, as established by said Plat Book 43, Page 75, said point being at the southwest corner of said Lot 1, being the northwest corner of Lot 2 of said Miller Estates, said Lot 2 being described in a deed to Lynn M. Gray, Trustee of the Lynn M. Gray Revocable Living Trust Agreement dated November 7, 2002, of record in Instrument Number 201210010146290, (reference a 3/4" iron pipe bearing North 55 degrees 09 minutes 26 seconds West at a distance of 0.62 feet and a 1/2" iron pipe bearing North 81 degrees 03 minutes 57 seconds West at a distance of 0.50 feet), and said point being 40.00 feet right of Avery Road proposed centerline of construction Station 132+61.02;

Thence **North 83 degrees 49 minutes 20 seconds East**, along the south line of said Lot 1 and along the north line of said Lot 2, a distance of **18.00 feet** to an iron pin set at the southeast corner of a proposed right-of-way parcel for Avery Road, said iron pin being 58.00 feet right of Avery Road proposed centerline of construction Station 132+61.36, and said iron being the **TRUE POINT OF BEGINNING** for this description;

## EXHIBIT A

LPA RX 871 SH

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Thence **North 05 degrees 05 minutes 40 seconds West**, across said Lot 1 and along the east line of said proposed right-of-way parcel, a distance of **150.00 feet** to an iron pin set on the north line of said Lot 1, being on the south line of that 0.345 acre tract described in a deed to City of Dublin, Ohio, of record in Instrument Number 201411210156370, said iron pin being at the northeast corner of said proposed right-of-way parcel, and said iron pin being 58.00 feet right of Avery Road proposed centerline of construction Station 134+11.36;

Thence **North 83 degrees 49 minutes 20 seconds East**, along the north line of said Lot 1 and along the south line of said 0.345 acre tract, a distance of **41.50 feet** to an iron pin set, said iron pin being 99.50 feet right of Avery Road proposed centerline of construction Station 134+12.15;

Thence **South 03 degrees 30 minutes 02 seconds West**, across said Lot 1, a distance of **76.92 feet** to an iron pin set, said iron pin being 88.00 feet right of Avery Road proposed centerline of construction Station 133+36.09;

Thence **South 05 degrees 05 minutes 40 seconds East**, continuing across said Lot 1, a distance of **74.16 feet** to an iron pin set on the south line of said Lot 1, being on the north line of said Lot 2, said iron pin being 88.00 feet right of Avery Road proposed centerline of construction Station 132+61.93;

Thence **South 83 degrees 49 minutes 20 seconds West**, along the south line of said Lot 1 and along the north line of said Lot 2, a distance of **30.01 feet** to the **TRUE POINT OF BEGINNING** for this description.


The above described standard highway easement contains a total area of **0.113 acres** located within Franklin County Auditor's parcel number 274-000078.

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 October 24, 2017, 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



11/3/2017  
Date

0-110-F  
Reduce Assessed  
Amount Only  
0.113 acre Highway Easement  
out of  
(274)  
78





City of Dublin, Ohio



AMERICAN  
STRUCTUREPOINT  
INC.

2250 Corporate Exchange Drive | Suite 300  
Columbus, Ohio 43231  
TEL 614.901.2235 | FAX 614.901.2236  
www.structurepoint.com

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

Exhibit "B"  
0.113 Ac.  
Standard  
Highway  
Easement

Scale: 1" = 40'  
Drawn By: JBY  
Checked By: BPB  
Date: 10/24/2017  
Job No.: 2012.00760

Parcel  
46-SH  
Sheet  
1 of 1

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

0 20' 40'  
SCALE: 1"=40'

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.

PID: 274-000036  
City of Dublin, Ohio  
I.N. 201411210156370  
0.345 Ac.

N83°49'20"E  
41.50'

PID: 274-000078  
Ginger Shepherd and  
James L. Shepherd  
I.N. 200903120035105  
Lot 1  
Miller Estates  
P.B. 43, Pg. 75

PID: 274-000079  
Lynn M. Gray, Trustee of the  
Lynn M. Gray Revocable Living  
Trust Agreement dated  
November 7, 2002  
I.N. 201210010146290  
Lot 2  
Miller Estates  
P.B. 43, Pg. 75

N83°49'20"E  
18.00'

S83°49'20"W  
30.01'

Point of  
Reference

Point of  
Beginning

- I.P.S. 3/4" iron pin set w/  
Structurepoint-PS 8438" cap
- I.P.F. iron pipe found

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



**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 10/24/2017

PID 99815

**PARCEL 46-T  
TUTTLE CROSSING BOULEVARD AND AVERY ROAD IMPROVEMENTS  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT A DRIVE AND COMPLETE GRADING  
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]

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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 Lot 1 of Miller Estates, as recorded in Plat Book 43, Page 75, said Lot 1 being described in a deed to **Ginger Shepherd and James L. Shepherd**, of record in Instrument Number 200903120035105, 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 Avery 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 east right-of-way line for Avery Road, as established by said Plat Book 43, Page 75, said point being at the southwest corner of said Lot 1, being the northwest corner of Lot 2 of said Miller Estates, said Lot 2 being described in a deed to Lynn M. Gray, Trustee of the Lynn M. Gray Revocable Living Trust Agreement dated November 7, 2002, of record in Instrument Number 201210010146290, (reference a 3/4" iron pipe bearing North 55 degrees 09 minutes 26 seconds West at a distance of 0.62 feet and a 1/2" iron pipe bearing North 81 degrees 03 minutes 57 seconds West at a distance of 0.50 feet), and said point being 40.00 feet right of Avery Road proposed centerline of construction Station 132+61.02;

Thence **North 83 degrees 49 minutes 20 seconds East**, along the south line of said Lot 1 and along the north line of said Lot 2, a distance of **48.01 feet** to an iron pin set at the southeast corner of a proposed standard highway easement for Avery Road, said point being 88.00 feet right of Avery Road proposed centerline of construction Station 132+61.93, and said iron pin being the **TRUE POINT OF BEGINNING** for this description;

Thence across said Lot 1 along the following three (3) described courses:

1. **North 05 degrees 05 minutes 40 seconds West**, along the east line of said proposed standard highway easement, a distance of **30.19 feet** to a point, said point being 88.00 feet right of Avery Road proposed centerline of construction Station 132+92.12;



**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

2. **North 84 degrees 54 minutes 20 seconds East**, along a line perpendicular to the previous course, a distance of **10.00 feet** to a point, said point being 98.00 feet right of Avery Road proposed centerline of construction Station 132+92.12;
3. **South 05 degrees 05 minutes 40 seconds East**, along a line perpendicular to the previous course, a distance of **30.00 feet** to a point on the south line of said Lot 1, being on the north line of said Lot 2, said point being 98.00 feet right of Avery Road proposed centerline of construction Station 132+62.12;

Thence **South 83 degrees 49 minutes 20 seconds West**, a distance of **10.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described temporary easement contains a total area of **0.007 acres** located within Franklin County Auditor's parcel number 274-000078.

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 October 24, 2017, 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



11/3/2017  
Date

City of Dublin, Ohio



AMERICAN  
STRUCTUREPOINT  
INC.

2250 Corporate Exchange Drive | Suite 300  
Columbus, Ohio 43231  
TEL 614.901.2235 | FAX 614.901.2236  
www.structurepoint.com

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

Exhibit "B"  
0.007 Ac.  
Temporary  
Easement

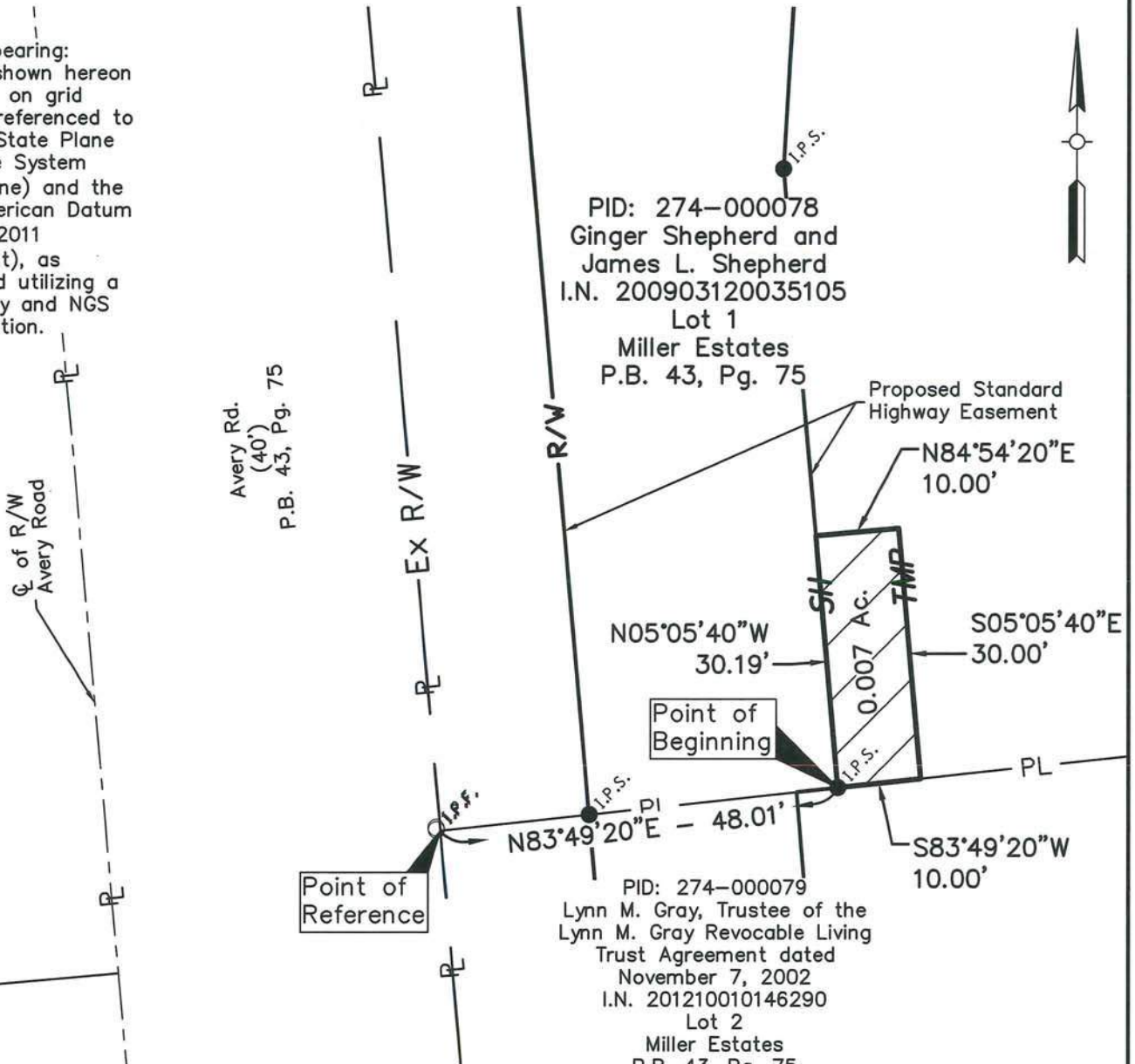
Scale:	1" = 20'
Drawn By:	JBY
Checked By:	BPB
Date:	10/24/2017
Job No.:	2012.00760

Parcel  
46-T  
Sheet  
1 of 1

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

0 10' 20'  
SCALE: 1"=20'

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.P.F. iron pipe found
- I.P.S. 1/2" iron pin set w/ "Structurepoint-PS 8438" cap

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

11/3/2017





**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 10/24/2017

PID 99815

**PARCEL 46-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 Lot 1 of Miller Estates, as recorded in Plat Book 43, Page 75, said Lot 1 being described in a deed to **Ginger Shepherd and James L. Shepherd**, of record in Instrument Number 200903120035105, 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 Avery 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 Franklin County Geodetic Survey monument number 8847, said monument being at the intersection of the existing centerline of right-of-way for Cara Road and the existing centerline of right-of-way for Avery Road (North), and said monument being 61.66 feet left of Avery Road proposed centerline of construction Station 126+41.19;

Thence **North 05 degrees 05 minutes 40 seconds West**, along the existing centerline of right-of-way for Avery Road and along the west line of said Miller Estates, a distance of **626.18 feet** to a point, said point being on the east line of that 0.657 acre tract described in a deed to Karen Mari Sharp and Michael R. Sharp, of record in Instrument Number 200404120080720, said point being at Avery Road proposed centerline of construction Station 132+61.02;



## **EXHIBIT A**

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Thence **North 84 degrees 54 minutes 20 seconds East**, along a line perpendicular to the previous course, a distance of **40.00 feet** to a point on the existing east right-of-way line for Avery Road, as established by said Plat Book 43, Page 75, said point being the southwest corner of said Lot 1, being the northwest corner of Lot 2 of said Miller Estates, said Lot 2 being described in a deed to Lynn M. Gray, Trustee of the Lynn M. Gray Revocable Living Trust Agreement dated November 7, 2002, of record in Instrument Number 201210010146290, (reference a 3/4" iron pipe bearing North 81 degrees 03 minutes 57 seconds West at a distance of 0.50 feet and a 3/4" iron pipe bearing North 55 degrees 09 minutes 26 seconds West at a distance of 0.62 feet), said point being 40.00 feet right of Avery Road proposed centerline of construction Station 132+61.02, and said point being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 05 degrees 05 minutes 40 seconds West**, along the existing east right-of-way line for said Avery Road and along the west line of said Lot 1, a distance of **150.00 feet** to the northwest corner of said Lot 1, (reference a bent 1/2" iron pipe bearing North 53 degrees 44 minutes 13 seconds West at a distance of 1.44 feet), said point being on the south line of that 0.345 acre tract described in a deed to City of Dublin, Ohio, of record in Instrument Number 201411210156370, and said point being 40.00 feet right of Avery Road proposed centerline of construction Station 134+11.02;

Thence **North 83 degrees 49 minutes 20 seconds East**, along the north line of said Lot 1 and along the south line of said 0.345 acre tract, a distance of **18.00 feet** to an iron pin set, said iron pin being 58.00 feet right of Avery Road proposed centerline of construction Station 134+11.36;

Thence **South 05 degrees 05 minutes 40 seconds East**, across said Lot 1, a distance of **150.00 feet** to an iron pin set on the south line of said Lot 1, being on the north line of said Lot 2, said iron pin being 58.00 feet right of Avery Road proposed centerline of construction Station 132+61.36;

Thence **South 83 degrees 49 minutes 20 seconds West**, along the south line of said Lot 1 and along the north line of said Lot 2, a distance of **18.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described right-of-way parcel contains a total area of **0.062 acres** (0.000 acres lies within the present road occupied) located within Franklin County Auditor's parcel number 274-000078.

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.

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

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 October 24, 2017, 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



11/3/2017  
Date

0-110-F

Split

0.062 ave

outlet

(274)

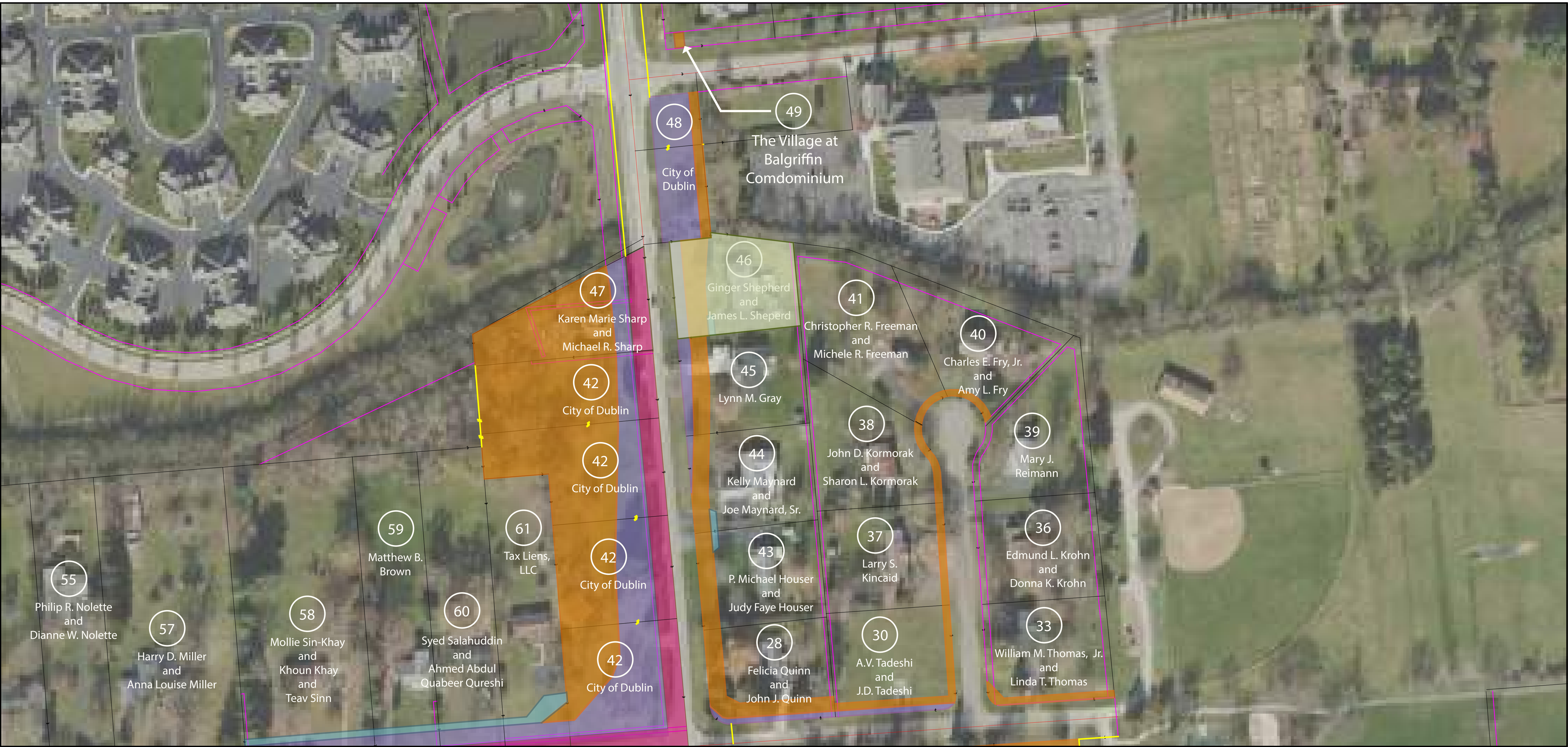
78











LEGEND

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

