City of Dublin
OHIO, USA

Office of the City Manager
5555 Perimeter Drive • 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: October 20, 2020

Initiated By: Megan D. O'Callaghan, PE, Deputy City Manager/Chief Operating Officer
Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Michael S. Sweder, PE, Interim Engineering Manager
Philip K. Hartmann, Assistant Law Director

Re: University Boulevard – Phase 2 / Shier Rings Road and Avery Road Intersection Improvement Projects
Ordinances Authorizing Appropriations – Nos. 33-20 - 42-20 and an Ordinance Authorizing the Execution of Conveyance Documents – No. 43-20

BACKGROUND

The City of Dublin ("City") and The Ohio State University (collectively, the "Project Partners") are working together to construct public improvements in the area of Avery Road, Shier Rings Road and Eiterman Road. The Project Partners entered into an Economic Development Agreement on May 24, 2019 for the public improvements. The City engaged West Erie Realty Solutions, Ltd. ("West Erie") as the acquisition consultant for the University Boulevard - Phase 2 and the Avery Road and Shier Rings Road Intersection Improvement projects. In that role, West Erie has been the main point of contact with the property owners, and will be working with the property owners to reach amicable resolution.

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

- Anthony Gioffre and John Gioffre
- 33 Dublin Industrial Park, LLC
- Joseph F. Monska, Trustee
- William L. Baker & Nancy A. Baker
- Sertek, LLC
- SH 725 LLC
- W. Baker Holdings, LLC and William L. Baker
- Avery Lakes Partners, LLC
- Dolan Investments II
- Samuel M. Baker
- Medex, Inc.

For the acquisition involving the property owned by Joseph F. Monska, Trustee, the City and the property owner have been engaged in good faith negotiations and recently arrived at a purchase price for the acquisition of the entire parcel. The ordinance authorizing this complete acquisition is Ordinance No. 43-20.

The City remains hopeful that an amicable resolution can be reached with each of the remaining property owners; however, Ordinances Nos. 33-20 – 42-20 are a necessary next step in the eminent domain process in the event that negotiations are unsuccessful.

ACQUISITION

The property acquisition consists of the following property interests from each of the above-named property owners and as depicted in the property map attached hereto:

Property Owner	Property Interests	Auditor Parcel ID Number(s)	Appraised Value
Anthony Gioffre and John Gioffre (Parcel 2 - 6262 Eiterman Rd.)	2-WD: 0.738-acre fee simple r/w, w/ reservation of existing access 2-U1: 0.148-acre permanent utility easement 2-U2: 0.073-acre permanent utility easement 2-T: 0.138-acre temporary easement 2-E: 0.301-acre fee simple r/w, w/ reservation of existing access (valued separately)	274-001113 274-001112	$265,460 $19,565 (for 2-E parcel)
33 Dublin Industrial Park, LLC (Parcel 4 - 6280 Rings Rd)	4-WD: 0.056-acre PRO fee simple r/w, w/ reservation of existing access 4-WD: 0.178-acre fee simple r/w, w/ reservation of existing access	274-000130	$75,240

	4-U: 0.028-acre permanent utility easement 4-T1: 0.120-acre temporary easement 4-T2: 0.024-acre temporary easement		
Joseph F. Monska, Trustee (Parcel 5 - 6480 Shier Rings Rd)	5-WD: 0.561-acre fee simple r/w, w/ reservation of existing access 5-S: 0.326-acre permanent sewer easement 5-E: 0.326-acre fee simple r/w, w/ reservation of existing access	273-000304	$310,000 (appraised value of entire parcel) **Settlement proposed at $350,000 for purchase of entire property in fee simple.**
William L. Baker & Nancy A. Baker (Parcel 6 – 6430 Shier Rings Rd)	6-WD1: 0.056-acre fee simple r/w, w/ reservation of existing access 6-WD2: 0.006-acre fee simple r/w, w/ reservation of existing access 6-WD3: 0.004-acre fee simple r/w, w/ reservation of existing access 6-S: 0.926-acre permanent sewer easement	273-000317	$347,200

	6-U: 0.085-acre permanent utility easement 6-T: 0.224-acre temporary easement		
Sertek, LLC (Parcel 7 -6399 Shier Rings Rd)	7-WD: 0.042-acre fee simple r/w, w/ reservation of existing access 7-U: 0.283-acre permanent utility easement 7-T: 0.069-acre temporary easement	274-001572	$44,850
SH 725 LLC (Parcel 8 – 6245 Old Avery Rd)	8-WD1: 0.011-acre fee simple r/w, w/ reservation of existing access 8-WD2: 0.054-acre fee simple r/w, w/ reservation of existing access 8-U: 0.031-acre permanent utility easement	273-009727 273-000327	$24,150
W. Baker Holdings, LLC and William L. Baker (Parcels 9 and 11 – 6360-6390 Shier Rings Rd)	9-WD: 0.144-acre fee simple r/w, w/ reservation of existing access 9-U: 0.083-acre permanent utility easement 9-T: 0.038-acre temporary easement	273-000316 (Parcel 9) 273-000302 (Parcel 11)	$273,325

	11-WD: 0.460-acre fee simple r/w, w/ reservation of existing access 11-U: 0.002-acre permanent utility easement 11-T: 0.029-acre temporary easement		
Avery Lakes Partners, LLC (Parcel 10 – 6201-6233 Avery Rd)	10-WD: 0.107-acre fee simple r/w, w/ reservation of existing access 10-U: 0.319-acre permanent utility easement 10-T: 0.057-acre temporary easement	274-001573	$125,280
Dolan Investments II (Parcel 12 – 6385 Avery Rd)	12-WD: 0.001-acre fee simple r/w, w/ reservation of existing access 12-T: 0.073-acre temporary easement	274-000120 274-000119	$5,460
Samuel M. Baker (Parcel 13 – 6252 Avery Rd)	13-WD: 0.292-acre fee simple r/w, w/ reservation of existing access 13-T: 0.146-acre temporary easement	273-001049	$99,800
Medex, Inc. (Parcel 15 – 6250 Shier Rings Rd)	15-T: 0.058-acre temporary easement	273-005584	$4,100

RECOMMENDATION

Staff recommends approval of Ordinance Nos. 33-20 - 43-20 at the second reading/public hearing on November 9, 2020, as these ordinances will allow the Project to continue moving forward.

0127206.0607928 4836-0265-6206v1

Ordinance No. 35-20 *Passed* _____, _____

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM WILLIAM L. BAKER AND NANCY A. BAKER, FROM THE PROPERTY LOCATED AT 6430 SHIER RINGS ROAD, FOR THE PUBLIC PURPOSE OF CONSTRUCTING A NEW ROADWAY TO BE NAMED UNIVERSITY BOULEVARD, WHICH SHALL BE OPEN TO THE PUBLIC WITHOUT CHARGE.

WHEREAS, the City of Dublin (the "City") is preparing to construct Phase 2 of the new University Boulevard (the "Project"); and

WHEREAS, the Project requires that the City obtain the following property interests from the parcel identified as Franklin County Parcel Number 273-000317, owned by William L. Baker and Nancy A. Baker, as described in the attached Exhibits A and depicted in the attached Exhibits B:

- 6-WD1: a 0.056-acre fee simple right-of-way, with reservation of existing access.
- 6-WD2: a 0.006-acre fee simple right-of-way, with reservation of existing access.
- 6-WD3: a 0.004-acre fee simple right-of-way, with reservation of existing access.
- 6-S: a 0.926-acre permanent sewer easement.
- 6-U: a 0.085-acre permanent utility easement.
- 6-T: a 0.224-acre temporary easement.

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 $347,200, for the public purpose of constructing a new roadway which shall be open to the public without charge, the following property rights and easements from William L. Baker and Nancy A. Baker, each of which are described in the attached Exhibits A and depicted in the attached Exhibits B:

- 6-WD1: a 0.056-acre fee simple right-of-way, with reservation of existing access.
- 6-WD2: a 0.006-acre fee simple right-of-way, with reservation of existing access.
- 6-WD3: a 0.004-acre fee simple right-of-way, with reservation of existing access.
- 6-S: a 0.926-acre permanent sewer easement.
- 6-U: a 0.085-acre permanent utility easement.
- 6-T: a 0.224-acre temporary easement.

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 its "quick take" authority under the Ohio Constitution and the Ohio Revised Code to take immediate possession of the property interests.

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 owners 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 _____, 2020.

_____

Mayor – Presiding Officer

ATTEST:

_____

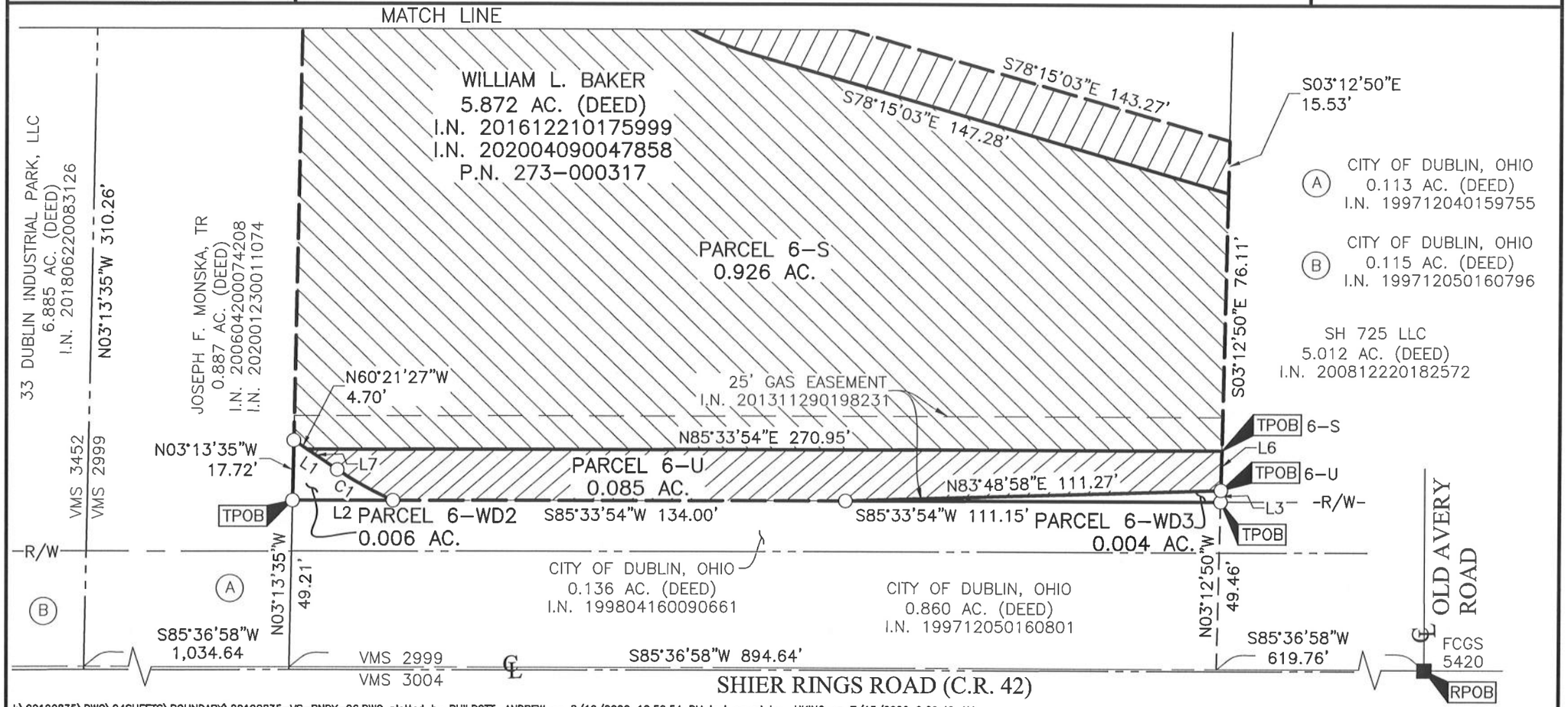
Clerk of Council

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 2999
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	May 29, 2020
Scale:	1" = 40'
Job No:	2019–0835



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Xrefs:

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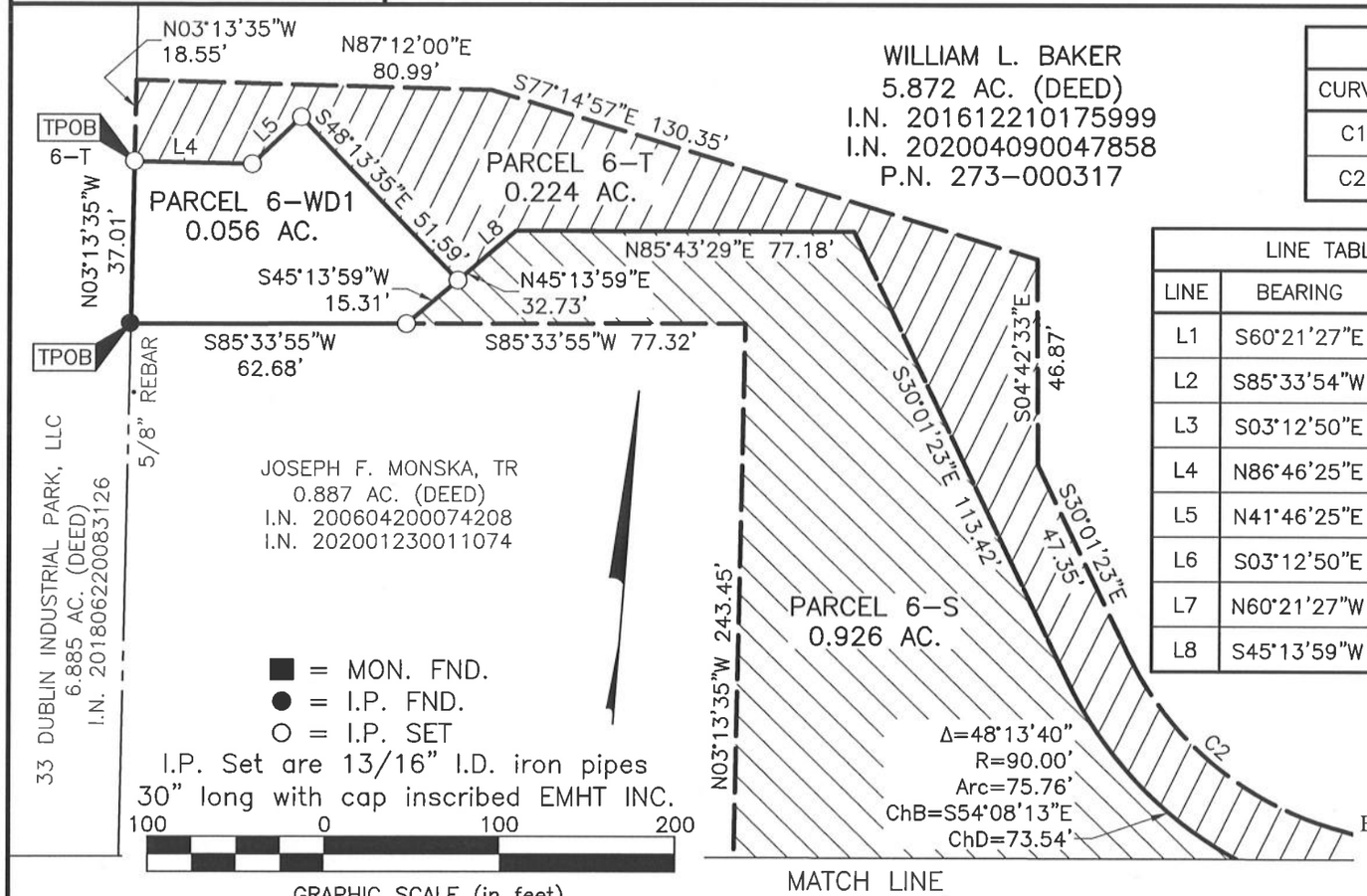

WILLIAM L. BAKER
5.872 AC. (DEED)
I.N. 201612210175999
I.N. 202004090047858
P.N. 273–000317

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	10°50'00"	100.00'	18.91'	S65°46'27"E	18.88'
C2	48°13'40"	75.00'	63.13'	S54°08'13"E	61.28'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S60°21'27"E	15.46'
L2	S85°33'54"W	29.74'
L3	S03°12'50"E	3.40'
L4	N86°46'25"E	26.71'
L5	N41°46'25"E	15.48'
L6	S03°12'50"E	11.69'
L7	N60°21'27"W	10.75'
L8	S45°13'59"W	17.42'

BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5536 and FCGS 7752, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing of North 85° 37' 06" East for a portion of the centerline of Shier Rings Road.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

STATE OF OHIO
HEATHER L. KING
S-8307
REGISTERED
PROFESSIONAL SURVEYOR

By _____ 5/29/20

Heather L. King
Professional Surveyor No. 8307
hking@emht.com

Date

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Xrefs:

PARCEL 6-WD1
0.095 ACRE

ALL RIGHTS, 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).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being part of that 5.872 acre tract conveyed to William L. Baker by deeds of record in Instrument Number 201612210175999 and Instrument Number 202004090047858, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 5420 found at the centerline intersection of Shier-Rings Road (C.R. 42) with Old Avery Road, as depicted on FRA-C.R.3, dated September 23, 1997, and of record in the Franklin County Engineer Office;

Thence South 85° 36' 58" West, with the centerline of said Shier-Rings Road, a distance of 1034.64 feet to a point in the line common to that 0.113 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712040159755 and that 0.115 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712050160796;

Thence North 03° 13' 35" West, across said Shier-Rings Road, with the westerly line of said 0.113 acre tract and that 0.887 acre tract conveyed to Joseph F. Monska, Trustee by deeds of record in Instrument Numbers 200604200074208 and 202001230011074, the easterly line of said 0.115 acre tract and that 6.885 acre tract conveyed to 33 Dublin Industrial Park, LLC by deed of record in Instrument Number 201806220083126, a distance of 310.26 feet to 5/8 inch rebar found at the northwesterly common corner of said 5.872 and 0.887 acre tracts, being the TRUE POINT OF BEGINNING;

Thence North 03° 13' 35" West, with the line common to said 5.872 and 6.885 acre tracts, a distance of 55.56 feet to an iron pin set;

Thence across said 5.872 acre tract, the following courses and distances:

North 87° 12' 00" East, a distance of 80.99 feet to an iron pin set;

South 03° 15' 57" East, a distance of 32.05 feet to an iron pin set;

South 45° 13' 59" West, a distance of 27.95 feet to an iron pin set on the arc of curve;

With the arc of a curve to the left, having a central angle of 00° 15' 33", a radius of 688.00 feet, an arc length of 3.11 feet, a chord bearing of South 04° 51' 19" East and chord distance of 3.11 feet to an iron pin set at in a line common to said 5.872 and 0.887 acre tracts;

Thence South 85° 33' 55" West, with said common line, a distance of 60.19 feet to the TRUE POINT OF BEGINNING, containing 0.095 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5536 and FCGS 7752, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing of North 85° 37' 06" East for a portion of the centerline of Shier Rings Road.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King — Date

Heather L. King
Professional Surveyor No. 8307

HLK: ap
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PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: ajstuart
05/14/2020
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

PARCEL 6-WD2
0.006 ACRE

ALL RIGHTS, 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).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being part of that 5.872 acre tract conveyed to William L. Baker by deeds of record in Instrument Number 201612210175999 and Instrument Number 202004090047858, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 5420 found at the centerline intersection of Shier-Rings Road (C.R. 42) with Old Avery Road, as depicted on FRA-C.R.3, dated September 23, 1997, and of record in the Franklin County Engineer Office;

Thence South 85° 36' 58" West, with the centerline of said Shier-Rings Road, a distance of 894.64 feet to a point in the line common to that 0.860 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712050160801 and that 0.113 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712040159755;

Thence North 03° 13' 35" West, partially across said Shier-Rings Road, partially with the northerly right-of-way line thereof, partially with the line common to that 0.887 acre tract conveyed to Joseph F. Monska, Trustee, by deeds of record in Instrument Numbers 200604200074208 and 202001230011074 and that 0.136 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199804160090661, a distance of 49.21 feet to an iron pin set at the westerly common corner of said 5.872 and 0.136 acre tracts, being the TRUE POINT OF BEGINNING;

Thence North 03° 13' 35" West, with the line common to said 5.872 and 0.887 acre tracts, a distance of 17.72 feet to an iron pin set;

Thence South 60° 21' 27" East, across said 5.872 acre tract, a distance of 15.46 feet to an iron pin set at a point of curvature;

Thence continuing across said 5.872 acre tract, with the arc of a curve to the left, having a central angle of 10° 50' 00", a radius of 100.00 feet, an arc length of 18.91 feet, a chord bearing of South 65° 46' 27" East and chord distance of 18.88 feet to an iron pin set in the northerly right-of-way line of said Shier-Rings Road, the line common to said 5.872 and 0.136 acre tracts;

Thence South 85° 33' 54" West, with the northerly right-of-way line of said Shier-Rings Road, said common line, a distance of 29.74 feet to the TRUE POINT OF BEGINNING, containing 0.006 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5536 and FCGS 7752, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing of North 85° 37' 06" East for a portion of the centerline of Shier Rings Road.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

6/29/20
Date

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PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: ajstuart
05/14/2020
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.

PARCEL 6-WD3
0.004 ACRE

ALL RIGHTS, 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).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being part of that 5.872 acre tract conveyed to William L. Baker by deeds of record in Instrument Numbers 201612210175999 and 202004090047858, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 5420 found at the centerline intersection of Shier-Rings Road (C.R. 42) with Old Avery Road, as depicted on FRA-C.R.3, dated September 23, 1997, and of record in the Franklin County Engineer Office;

Thence South 85° 36' 58" West, with the centerline of said Shier-Rings Road, a distance of 619.76 feet to a point;

Thence North 03° 12' 50" West, across said Shier-Rings Road, a distance of 49.46 feet to an iron pin set in the northerly right-of-way line thereof, in the northerly line of that 0.136 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199804160090661, at the common corner of said 5.872 acre tract and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572, being the TRUE POINT OF BEGINNING;

Thence South 85° 33' 54" West, with the northerly right-of-way line of said Shier-Rings Road, the line common to said 5.872 and 0.136 acre tracts, a distance of 111.15 feet to an iron pin set;

Thence North 83° 48' 58" East, across said 5.872 acre tract, a distance of 111.27 feet to an iron pin set in the line common to said 5.872 and 5.012 acre tracts;

Thence South 03° 12' 50" East, with said common line, a distance of 3.40 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5536 and FCGS 7752, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and having a bearing of North 85° 37' 06" East for a portion of the centerline of Shier Rings Road.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
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EVANS, MECHWART, HAMBLETON & TILTON, INC.

STATE OF OHIO
HEATHER L. KING
8307
REGISTERED PROFESSIONAL SURVEYOR

Heather L. King Date
Professional Surveyor No. 8307

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PARCEL 6-S
0.926 ACRE

PERMANENT EASEMENT TO CONSTRUCT AND MAINTAIN A STORM SEWER

A perpetual easement for the construction and maintenance of a storm sewer in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being on, over, and across that 5.872 acre tract conveyed to William L. Baker by deeds of record in Instrument Number 201612210175999 and Instrument Number 202004090047858, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 5420 found at the centerline intersection of Shier Rings Road (C.R. 42) with Old Avery Road, as depicted on FRA-C.R.3, dated September 23, 1997, and of record in the Franklin County Engineer Office;

Thence South 85° 36' 58" West, with the centerline of said Shier Rings Road, a distance of 619.76 feet to a point;

Thence North 03° 12' 50" West, across said Shier Rings Road, partially with the line common to said 5.872 acre tract and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572, a distance of 64.55 feet to the TRUE POINT OF BEGINNING;

Thence South 85° 33' 54" West, across said 5.872 acre tract, a distance of 270.95 feet to a point;

Thence North 60° 21' 27" West, across said 5.872 acre tract a distance of 4.70 feet to a point in a line common to said 5.872 and 0.887 acre tracts;

Thence North 03° 13' 35" West, with said common line, a distance of 243.45 feet to a point;

Thence South 85° 33' 55" West, with a line common to said 5.872 and 0.887 acre tracts, a distance of 77.32 feet to a point;

Thence across said 5.872 acre tracts, the following courses and distances:

North 45° 13' 59" East, a distance of 32.73 feet to a point;

North 85° 43' 29" East, a distance of 77.18 feet to a point;

South 30° 01' 23" East, a distance of 113.42 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 48° 13' 40", a radius of 90.00 feet, an arc length of 75.76 feet, a chord bearing of South 54° 08' 13" East and chord distance of 73.54 feet to a point of tangency; and

South 78° 15' 03" East, a distance of 147.28 feet to a point in the line common to said 5.872 acre tract and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572;

Thence South 03° 12' 50" East, with said common line, a distance of 76.11 feet to the TRUE POINT OF BEGINNING, containing 0.926 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 5/29/20

Heather L. King
Professional Surveyor No. 8307

Date

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PARCEL 6-U
0.085 ACRE

PERMANENT UTILITY EASEMENT

A permanent easement in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being on, over, and across that 5.872 acre tract conveyed to William L. Baker by deeds of record in Instrument Number 201612210175999 and Instrument Number 202004090047858, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 5420 found at the centerline intersection of Shier Rings Road (C.R. 42) with Old Avery Road, as depicted on FRA-C.R.3, dated September 23, 1997, and of record in the Franklin County Engineer Office;

Thence South 85° 36' 58" West, with the centerline of said Shier Rings Road, a distance of 619.76 feet to a point;

Thence North 03° 12' 50" West, across said Shier Rings Road, partially with the line common to said 5.872 acre tract and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572, a distance of 52.86 feet to the TRUE POINT OF BEGINNING;

Thence South 83° 48' 58" West, across said 5.872 acre tract, a distance of 111.27 feet to a point in the northerly right-of-way line of said Shier Rings Road, the line common to said 5.872 acre tract and that 0.136 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 199804160090661;

Thence South 85° 33' 54" West, with northerly right-of-way line of said Shier Rings Road, the line common to said 5.872 and 0.136 acre tracts, a distance of 134.00 feet to a point on the arc of curve;

Thence across said 5.872 acre tract, the following courses and distances:

With the arc of a curve to the right, having a central angle of 10° 50' 00", a radius of 100.00 feet, an arc length of 18.91 feet, a chord bearing of North 65° 46' 27" West and chord distance of 18.88 feet to a point of tangency;

North 60° 21' 27" West, a distance of 10.75 feet to a point; and

North 85° 33' 54" East, a distance of 270.95 feet to a point in the line common to said 5.872 and 5.012 acre tracts;

Thence South 03° 12' 50" East, with said common line, a distance of 11.69 feet to the TRUE POINT OF BEGINNING, containing 0.085 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King — Date
Professional Surveyor No. 8307

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PARCEL 6-T
0.224 ACRE

TEMPORARY EASEMENT

A temporary easement for the construction and maintenance of a storm sewer in, upon and over the described real estates. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being part of that 5.872 acre tract conveyed to William L. Baker by deeds of record in Instrument Number 201612210175999 and Instrument Number 202004090047858, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 5420 found at the centerline intersection of Shier Rings Road (C.R. 42) with Old Avery Road, as depicted on FRA-C.R.3, dated September 23, 1997, and of record in the Franklin County Engineer Office;

Thence South 85° 36' 58" West, with the centerline of said Shier Rings Road, a distance of 1,034.64 feet to a point in the line common to that 0.113 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712040159755 and that 0.115 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712050160796;

Thence North 03° 13' 35" West, across said Shier Rings Road, with the westerly line of said 0.113 acre tract and that 0.887 acre tract conveyed to Joseph F. Monska, Trustee by deeds of record in Instrument Numbers 200604200074208 and 202001230011074, the easterly line of said 0.115 acre tract and that 6.885 acre tract conveyed to 33 Dublin Industrial Park, LLC by deed of record in Instrument Number 201806220083126, a distance of 347.27 feet the TRUE POINT OF BEGINNING;

Thence North 03° 13' 35" West, with the line common to said 5.872 and 6.885 acre tracts, a distance of 18.55 feet to a point;

Thence across said 5.872 acre tract, the following courses and distances:

North 87° 12' 00" East, a distance of 80.99 feet to a point;

South 77° 14' 57" East, a distance of 130.35 feet to a point;

South 04° 42' 33" East, a distance of 46.87 feet to a point;

South 30° 01' 23" East, a distance of 47.35 feet to a point of curvature;

With the arc of a curve to the left, having a central angle of 48° 13' 40", a radius of 75.00 feet, an arc length of 63.13 feet, a chord bearing of South 54° 08' 13" East and a chord distance of 61.28 feet to a point of tangency; and

South 78° 15' 03" East, a distance of 143.27 feet to the common line of said 5.872 acre tract and that 5.012 acre tract as conveyed to SH 725, LLC by deed of record in Instrument Number 200812220182572;

Thence South 03° 12' 50" East, with the line common to said 5.872 acre and 5.012 acre tracts, a distance of 15.53 feet to a point;

Thence across said 5.872 acre tract, the following courses and distances:

North 78° 15' 03" West, a distance of 147.28 feet to a point of curvature;

With the arc of a curve to the right, having a central angle of 48° 13' 40", a radius of 90.00 feet, an arc length of 75.76 feet, a chord bearing of North 54° 08' 13" West and a chord bearing of 73.54 feet to a point of tangency;

North 30° 01' 23" West, a distance of 113.42 feet to a point;

South 85° 43' 29" West, a distance of 77.18 feet to a point;

South 45° 13' 59" West, a distance of 17.42 feet to a point;

North 48° 13' 35" West, a distance of 51.59 feet to a point;

South 41° 46' 25" West, a distance of 15.48 feet to a point; and

South 86° 46' 25" West, a distance of 26.71 feet to the TRUE POINT OF BEGINNING, containing 0.224 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King — Date
Professional Surveyor No. 8307

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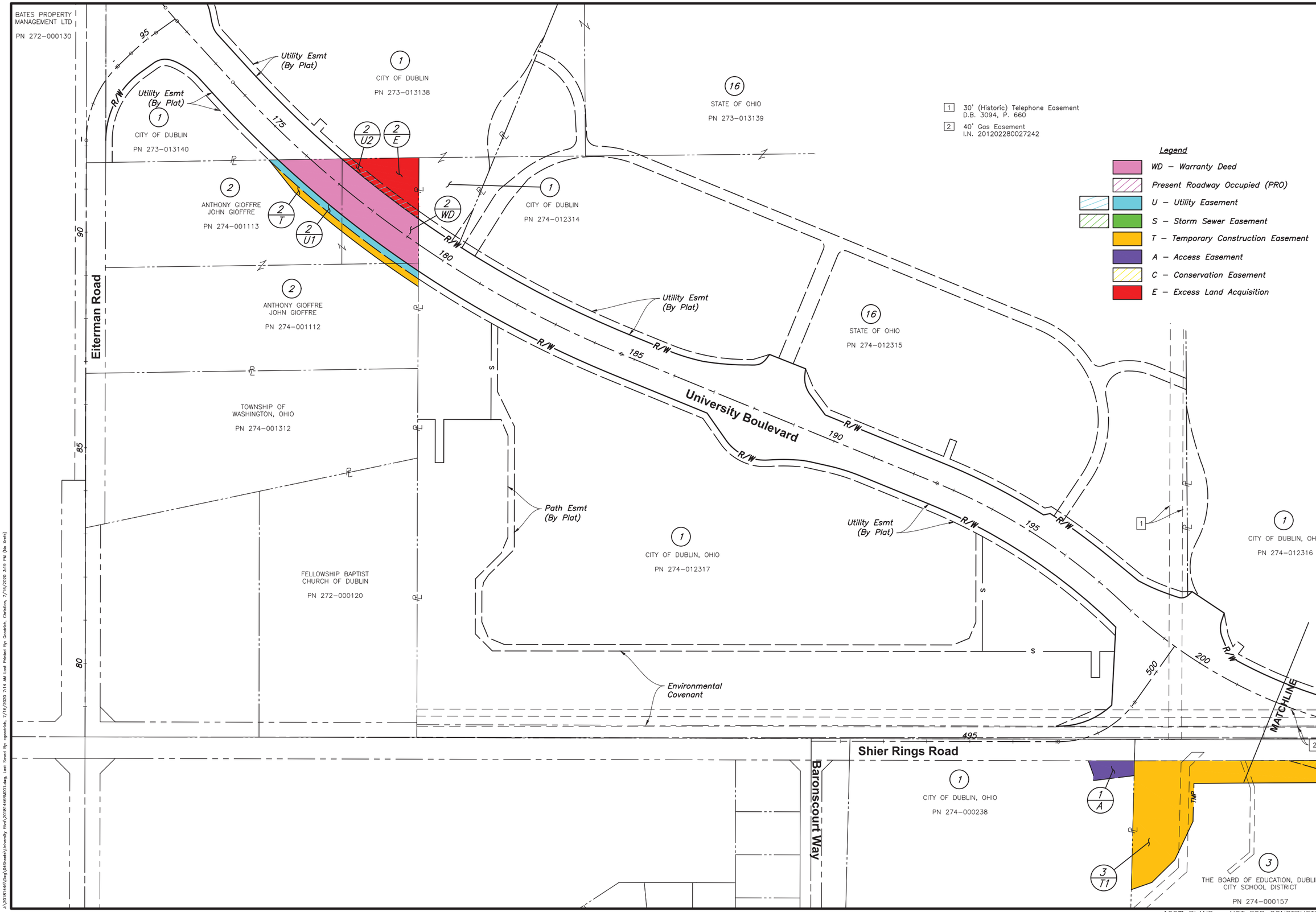


R/W Designer JAG
R/W Reviewer HLK

PROPERTY MAP

UNIVERSITY BLVD-PHASE 2/ SHIER RINGS RD & AVERY RD INTERSECTION IMPROVEMENT

354/357

100% PLANS – NOT FOR CONSTRUCTION

1 30' (Historic) Telephone Easement
D.B. 3094, P. 660

2 40' Gas Easement
I.N. 201202280027242

3 50' Gas Easement
O.R. 13651D08

4 50' Gas Easement
O.R. 13404G15

5 Gas Easement
I.N. 201202280027238

6 Communication Easement
O.R. 13856A08

7 15' Access Easement
O.R. 13046C08

8 5' Electric Easement
I.N. 198904210089258
O.R. 13308B04

9 5' Electric Easement
D.B. 2913, P. 369

10 10' Communication Easement
O.R. 07527E18

11 25' Gas Easement
I.N. 201202280027234

12 25' Gas Easement
I.N. 201311290198231

13 Gas Easement
D.B. 2861, P. 380

14 50' Gas Easement
O.R. 13586A11

15 50' Gas Easement
O.R. 13404G17

16 25' Gas Easement
I.N. 201311290198227

17 7' Bike Path Easement
I.N. 201307080113559

18 10' Gas Easement
D.B. 2864, P. 631

19 50' Gas Easement
O.R. 13586A05

20 Electric Easement
D.B. 2838, P. 276

21 10' Electric Easement
I.N. 199902080031714

22 10' Gas Easement
D.B. 2861, P. 376

23 Gas Easement
I.N. 201311290198228

24 10' Electric Easement
I.N. 200908110117078

25 10' Electric Easement
D.B. 3586, P. 881

26 10' Electric Easement
D.B. 3566, P. 564

27 Storm Sewer Easement
I.N. 199712050160800

28 10' Electric Easement
D.B. 3545, P. 625

29 Electric Easement
D.B. 3746, P. 416

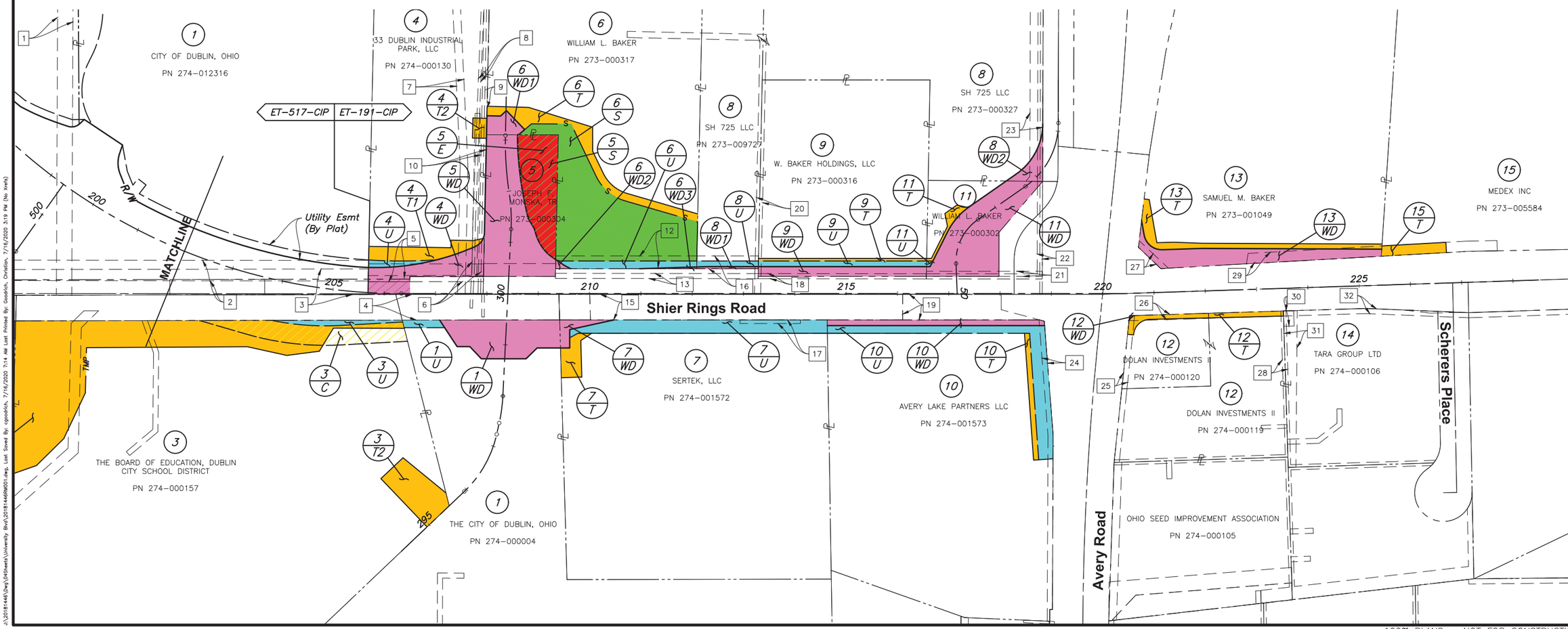
30 20'X30' Communication Easement
O.R. 05708I10

31 Utility Easement
I.N. 199707080041306

32 10' Electric Easement
D.B. 3566, P. 564

Legend

- *WD – Warranty Deed*
- *Present Roadway Occupied (PRO)*
- *U – Utility Easement*
- *S – Storm Sewer Easement*
- *T – Temporary Construction Easement*
- *A – Access Easement*
- *C – Conservation Easement*
- *E – Excess Land Acquisition*



R/W Designer JAG
R/W Reviewer HLK

PROPERTY MAP

UNIVERSITY BLVD-PHASE 2/
SHIER RINGS RD & AVERY RD
INTERSECTION IMPROVEMENT

100% PLANS – NOT FOR CONSTRUCTION