

**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)  <b>Settlement proposed at \$350,000 for purchase of entire property in fee simple.</b>
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.

RECORD OF ORDINANCES

Ordinance No. 38-20 Passed \_\_\_\_\_

AN ORDINANCE TO APPROPRIATE PROPERTY AND EASEMENTS FROM W. BAKER HOLDINGS, LLC AND WILLIAM L. BAKER, FROM THE PROPERTY LOCATED AT 6360-6390 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 parcels identified as Franklin County Parcel Numbers 273-000316 and 273-000302, owned by W. Baker Holdings, LLC and William L. Baker, respectively, as described in the attached Exhibits A and depicted in the attached Exhibits B:

- 9-WD: a 0.144-acre fee simple right-of-way, with reservation of existing access.
- 9-U: a 0.083-acre permanent utility easement.
- 9-T: a 0.038-acre temporary easement.
- 11-WD: a 0.460-acre fee simple right-of-way, with reservation of existing access.
- 11-U: a 0.002-acre permanent utility easement.
- 11-T: a 0.029-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 \$273,325, 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 W. Baker Holdings, LLC and William L. Baker, each of which are described in the attached Exhibits A and depicted in the attached Exhibits B:

- 9-WD: a 0.144-acre fee simple right-of-way, with reservation of existing access.
- 9-U: a 0.083-acre permanent utility easement.
- 9-T: a 0.038-acre temporary easement.
- 11-WD: a 0.460-acre fee simple right-of-way, with reservation of existing access.
- 11-U: a 0.002-acre permanent utility easement.
- 11-T: a 0.029-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.

RECORD OF ORDINANCES

Ordinance No. 38-20

Page 2  
Passed \_\_\_\_\_, \_\_\_\_\_

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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





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" = 50'

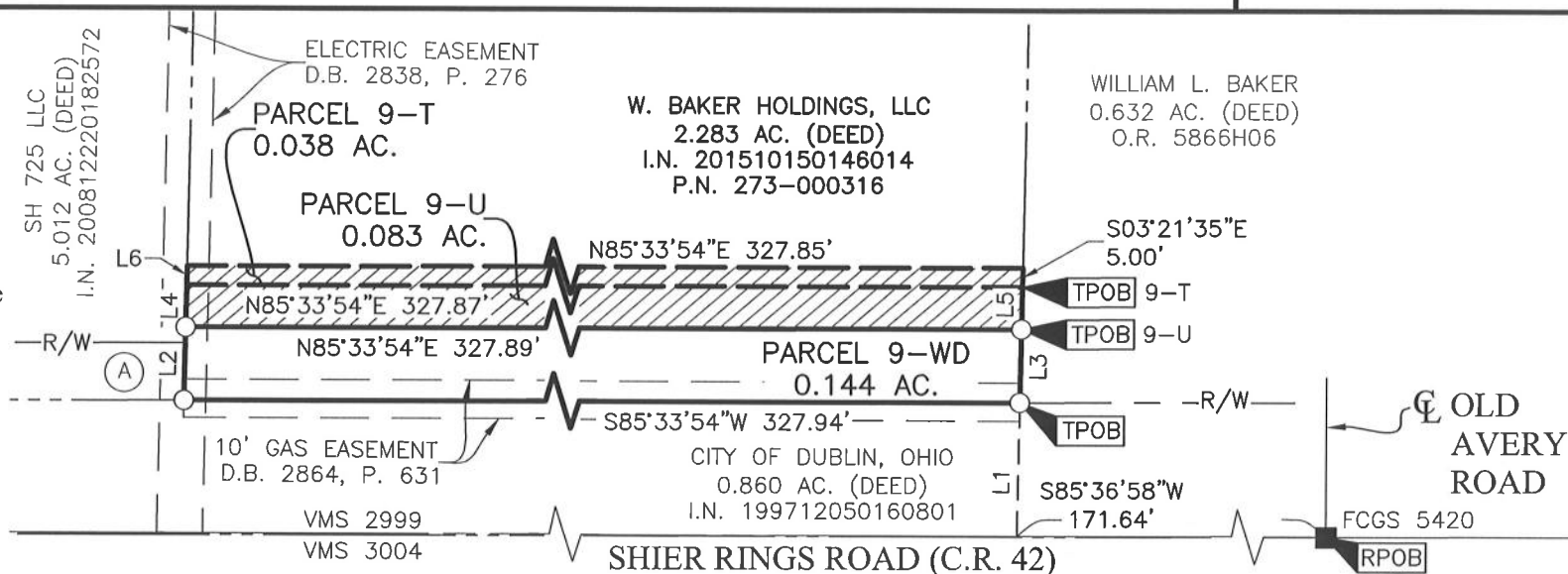
Job No: 2019-0835

## 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.



(A) CITY OF DUBLIN, OHIO  
0.136 AC. (DEED)  
I.N. 199804160090661

■ = MON. FND.

○ = I.P. SET

I.P. Set are 13/16" I.D. iron pipes  
30" long with cap inscribed EMHT INC.



GRAPHIC SCALE (in feet)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°21'35"W	34.85'
L2	N03°13'35"W	19.08'
L3	S03°21'35"E	19.08'
L4	N03°13'35"W	11.00'
L5	S03°21'35"E	11.00'
L6	N03°13'35"W	5.00'



By *Heather L. King*

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

5/29/20  
Date

**PARCEL 9-WD  
0.144 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).

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[Surveyor's description of premises follows]

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Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being part of that 2.283 acre tract conveyed to W. Baker Holdings, LLC by deed of record in Instrument Number 201510150146014, (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 171.64 feet to a point;

Thence North 03° 21' 35" West, across said Shier-Rings Road, across that 0.860 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712050160801, a distance of 34.85 feet to an iron pin set in the northerly right-of-way line thereof, in the northerly line of said 0.860 acre tract, and at the common corner of said 2.283 acre tract and the remainder of that 0.632 acre tract conveyed to William L. Baker by deed of record in Official Record 5866H06, 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 2.283 and 0.860 acre tracts, a distance of 327.94 feet to an iron pin set at the common corner of said 2.283 acre tract and that 0.136 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199804160090661;

Thence North 03° 13' 35" West, with the westerly line of said 2.283 acre tract, the easterly line of said 0.136 acre tract, and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572, partially with the northerly right-of-way line of said Shier-Rings Road, a distance of 19.08 feet to an iron pin set;

Thence North 85° 33' 54" East, across said 2.283 acre tract, a distance of 327.89 feet to an iron pin set in the line common to said 2.283 and 0.632 acre tracts;

Thence South 03° 21' 35" East, with said common line, a distance of 19.08 feet to the TRUE POINT OF BEGINNING, containing 0.144 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

**PARCEL 9-WD**

**0.144 ACRE**


**-2-**

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.

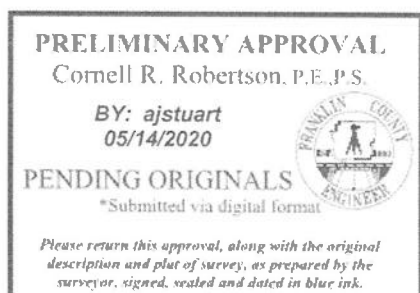


EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Heather L. King  
Professional Surveyor No. 8307

5/29/20  
Date

HLK: ap  
0\_144 ac 20190835-VS-BNDY-09.doc



**PARCEL 9-U  
0.083 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 2.283 acre tract conveyed to W. Baker Holdings, LLC by deed of record in Instrument Number 201510150146014, (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 171.64 feet to a point;

Thence North 03° 21' 35" West, across said Shier Rings Road, partially with the line common to said 2.283 acre tract and the remainder of that 0.632 acre tract conveyed to William L. Baker by deed of record in Official Record 5866H06, a distance of 53.93 feet to the TRUE POINT OF BEGINNING;

Thence South 85° 33' 54" West, across said 2.283 acre tract, a distance of 327.89 feet to a point in the line common to said 2.283 acre tract and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572;

Thence North 03° 13' 35" West, with said common line, a distance of 11.00 feet to a point;

Thence North 85° 33' 54" East, across said 2.283 acre tract, a distance of 327.87 feet to a point in the line common to said 2.283 and 0.632 acre tracts;

Thence South 03° 21' 35" East, with said common line, a distance of 11.00 feet to the TRUE POINT OF BEGINNING, containing 0.083 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Heather L. King  
Professional Surveyor No. 8307

5/29/20  
Date

PARCEL 9-T  
0.038 ACRE

TEMPORARY EASEMENT

A temporary 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 2.283 acre tract conveyed to W. Baker Holdings, LLC by deed of record in Instrument Number 201510150146014, (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 171.64 feet to a point;

Thence North 03° 21' 35" West, across said Shier Rings Road, partially with the line common to said 2.283 acre tract and the remainder of that 0.632 acre tract conveyed to William L. Baker by deed of record in Official Record 5866H06, a distance of 64.93 feet to the TRUE POINT OF BEGINNING;

Thence South 85° 33' 54" West, across said 2.283 acre tract, a distance of 327.87 feet to a point in the line common to said 2.283 acre tract and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572;

Thence North 03° 13' 35" West, with said common line, a distance of 5.00 feet to a point;

Thence North 85° 33' 54" East, across said 2.283 acre tract, a distance of 327.85 feet to a point in the line common to said 2.283 and 0.632 acre tracts;

Thence South 03° 21' 35" East, with said common line, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.038 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Heather L. King".

Heather L. King  
Professional Surveyor No. 8307

5/29/20

Date



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
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# SURVEY OF ACREAGE PARCEL

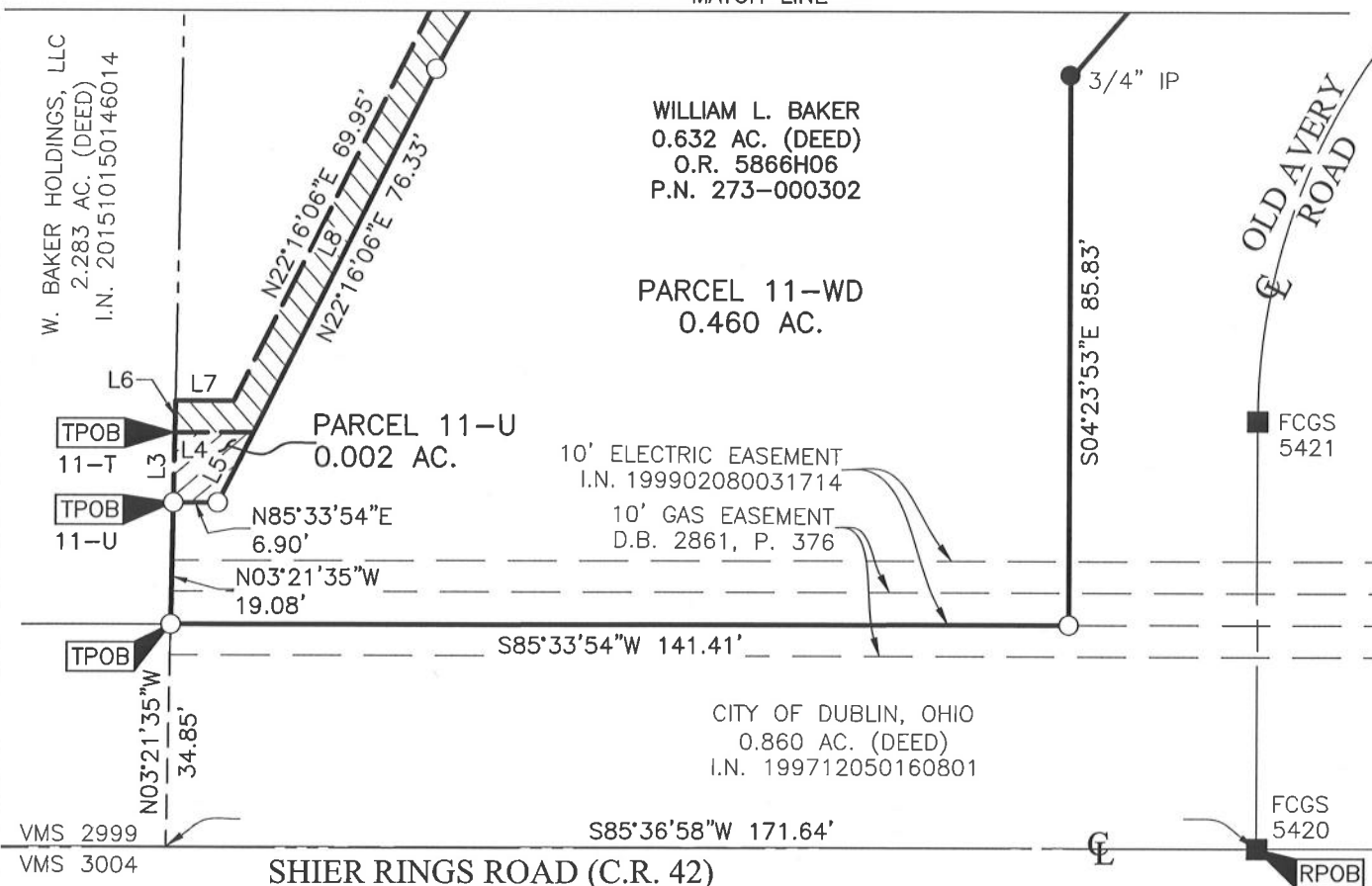
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 2999  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: May 29, 2020

Scale: 1" = 30'

Job No: 2019-0835

MATCH LINE



## 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.

- = MON. FND.
- = I.P. FND.
- = I.P. SET

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



GRAPHIC SCALE (in feet)

By

Heather L. King

Professional Surveyor No. 8307

hking@emht.com



Date



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
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# SURVEY OF ACREAGE PARCEL

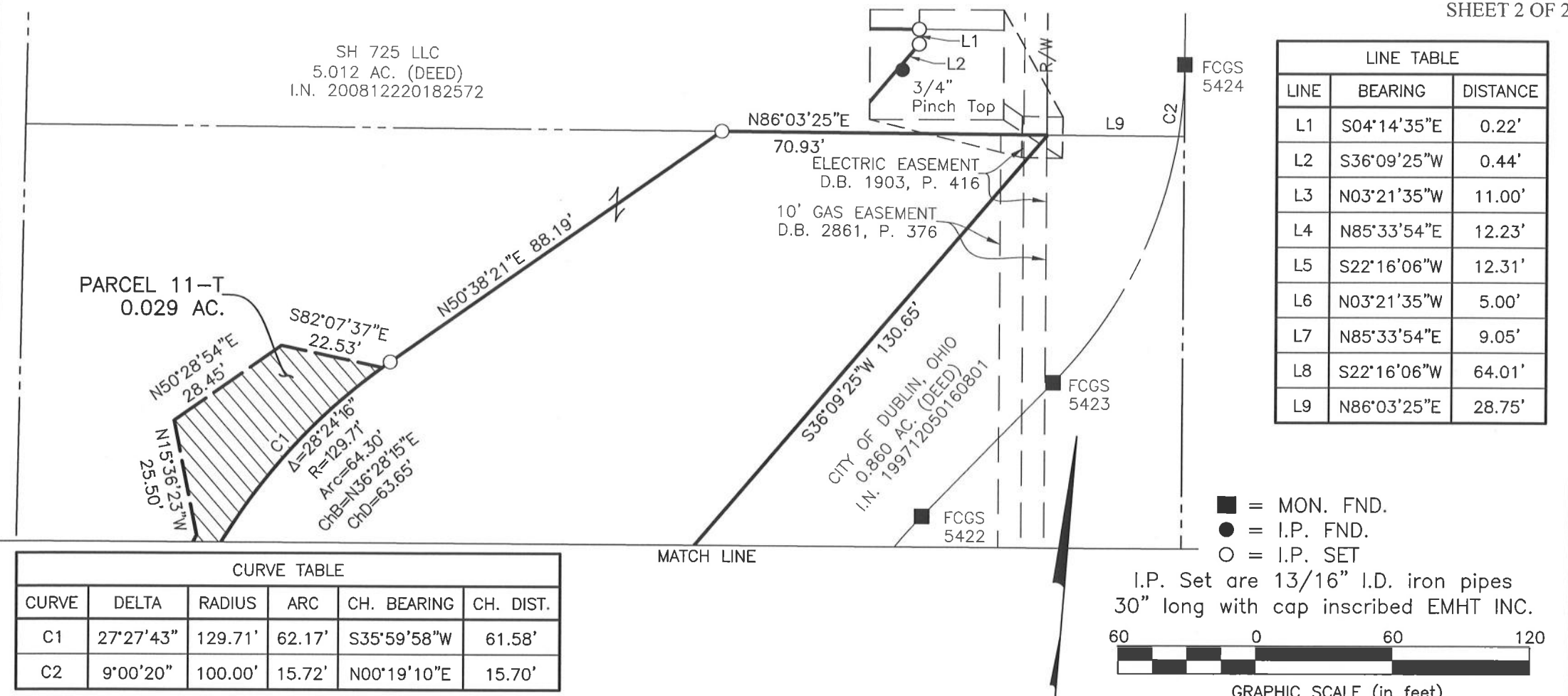
VIRGINIA MILITARY DISTRICT SURVEY NUMBER 2999  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

Date: May 29, 2020

Scale: 1" = 30'

Job No: 2019-0835

SHEET 2 OF 2



J:\20190835\DWG\04SHEETS\BOUNDARY\20190835-VS-BNDY-11.DWG plotted by PHILPOTT, ANDREW on 8/19/2020 12:54:55 PM last saved by HKING on 7/15/2020 10:27:29 AM  
Xrefs:

**PARCEL 11-WD  
0.460 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).

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

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Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military District Survey Number 2999, being part of the remainder of that 0.632 acre tract conveyed to William L. Baker by deed of record in Official Record 5866H06, (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 171.64 feet to a point;

Thence North 03° 21' 35" West, across said Shier-Rings Road, across that 0.860 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 199712050160801, a distance of 34.85 feet to an iron pin set in the northerly right-of-way line thereof, in the northerly line of said 0.860 acre tract, at the common corner of the remainder of said 0.632 acre tract and that 2.283 acre tract conveyed to W. Baker Holdings, LLC by deed of record in Instrument Number 201510150146014, being the TRUE POINT OF BEGINNING;

Thence North 03° 21' 35" West, with the line common to said 0.632 and 2.283 acre tracts, a distance of 19.08 feet to an iron pin set;

Thence across the said 0.632 acre tract, the following courses and distances:

North 85° 33' 54" East, a distance of 6.90 feet to an iron pin set;

North 22° 16' 06" East, a distance of 76.33 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 28° 24' 16", a radius of 129.71 feet, an arc length of 64.30 feet, a chord bearing of North 36° 28' 15" East and chord distance of 63.65 feet to an iron pin set at a point of non-tangency; and

North 50° 38' 21" East, a distance of 88.19 feet to an iron pin set in the line common to said 0.632 acre tract and that 5.012 acre tract conveyed to SH 725 LLC by deed of record in Instrument Number 200812220182572;

Thence North 86° 03' 25" East, with said common line, a distance of 70.93 feet to an iron pin set in the westerly right-of-way line of Old Avery Road, at a common corner of the remainder of said 0.632 acre tract and said 0.860 acre tract, witness Franklin County Geodetic Survey monument 5420 found North 86° 03' 25" East, a distance of 28.75 feet, and with the arc of a curve to the left, having a central angle of 09° 00' 20", a radius of 100.00 feet, an arc length of 15.72 feet, a chord bearing of North 00° 19' 10" East and chord distance of 15.70 feet;



PARCEL 11-WD

0.460 ACRE

-2-

Thence South 04° 14' 35" East, with the westerly right-of-way line of Old Avery Road, the line common to the remainder of said 0.632 acre tract and said 0.860 acre tract, a distance of 0.22 feet to an iron pin set;

Thence South 36° 09' 25" West, continuing with the westerly right-of-way line of Old Avery Road, said common line, (passing a 3/4 inch pinch top iron pipe found at a distance of 0.44 feet) a total distance of 130.65 feet a 3/4 inch iron pipe found;

Thence South 04° 23' 53" East, continuing with the westerly right-of-way line of Old Avery Road, said common line, a distance of 85.83 feet to an iron pin set at the right-of-way intersection of the westerly right-of-way line of said Old Avery Road with the northerly right-of-way line of said Shier-Rings Road, at the southeasterly corner of the remainder of said 0.632 acre tract;

Thence South 85° 33' 54" West, with the northerly right-of-way line of said Shier-Rings Road, continuing with said common line, a distance of 141.41 feet to the TRUE POINT OF BEGINNING, containing 0.460 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.

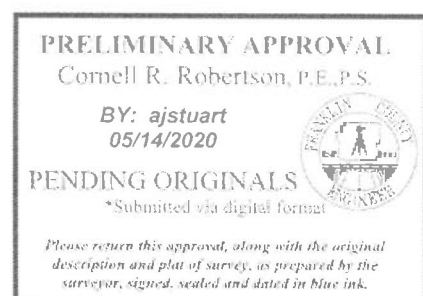


EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Heather L. King  
Professional Surveyor No. 8307

5/29/20  
Date

HLK: ap  
0\_460 ac 20190835-VS-BNDY-11.doc



PARCEL 11-U  
0.002 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 remainder of that 0.632 acre tract conveyed to William L. Baker by deed of record in Official Record 5866H06, (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 171.64 feet to a point;

Thence North 03° 21' 35" West, across said Shier Rings Road, partially with the line common to said 0.632 acre tract and that 2.283 acre tract conveyed to W. Baker Holdings, LLC by deed of record in Instrument Number 201510150146014, a distance of 53.93 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 21' 35" West, continuing with said common line, a distance of 11.00 feet to a point;

Thence across said 0.632 acre tract, the following courses and distances:


North 85° 33' 54" East, a distance of 12.23 feet to a point;

South 22° 16' 06" West, a distance of 12.31 feet to a point;

South 85° 33' 54" West, a distance of 6.90 feet to the TRUE POINT OF BEGINNING, containing 0.002 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Heather L. King  
Professional Surveyor No. 8307

5/29/20  
Date

PARCEL 11-T  
0.029 ACRE

TEMPORARY EASEMENT

A temporary 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 remainder of that 0.632 acre tract conveyed to William L. Baker by deed of record in Official Record 5866H06, (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 171.64 feet to a point;

Thence North 03° 21' 35" West, across said Shier Rings Road, partially with the line common to said 0.632 acre tract and that 2.283 acre tract conveyed to W. Baker Holdings, LLC by deed of record in Instrument Number 201510150146014, a distance of 64.93 feet to the TRUE POINT OF BEGINNING;

Thence North 03° 21' 35" West, with the line common to said 0.632 acre and 2.283 acre tracts, a distance of 5.00 feet to a point;

Thence across said 0.632 acre tract, the following courses and distances:

North 85° 33' 54" East, a distance of 9.05 feet to a point;

North 22° 16' 06" East, a distance of 69.95 feet to a point;

North 15° 36' 23" West, a distance of 25.50 feet to a point;

North 50° 28' 54" East, a distance of 28.45 feet to a point; and

South 82° 07' 37" East, a distance of 22.53 feet to a point on the arc of a curve;

Thence across said 0.632 acre tract, with the arc of a curve to the left, having a central angle of 27° 27' 43", a radius of 129.71 feet, an arc length of 62.17 feet, a chord bearing of South 35° 59' 58" West and a chord distance of 61.58 feet to a point of tangency;

Thence South 22° 16' 06" West, continuing across said 0.632 acre tract and with said westerly line of proposed Parcel 11-WD, a distance of 64.01 feet to a point;

Thence South 85° 33' 54" West, across said 0.632 acre tract, a distance of 12.23 feet to the TRUE POINT OF BEGINNING, containing 0.029 acre, more or less.



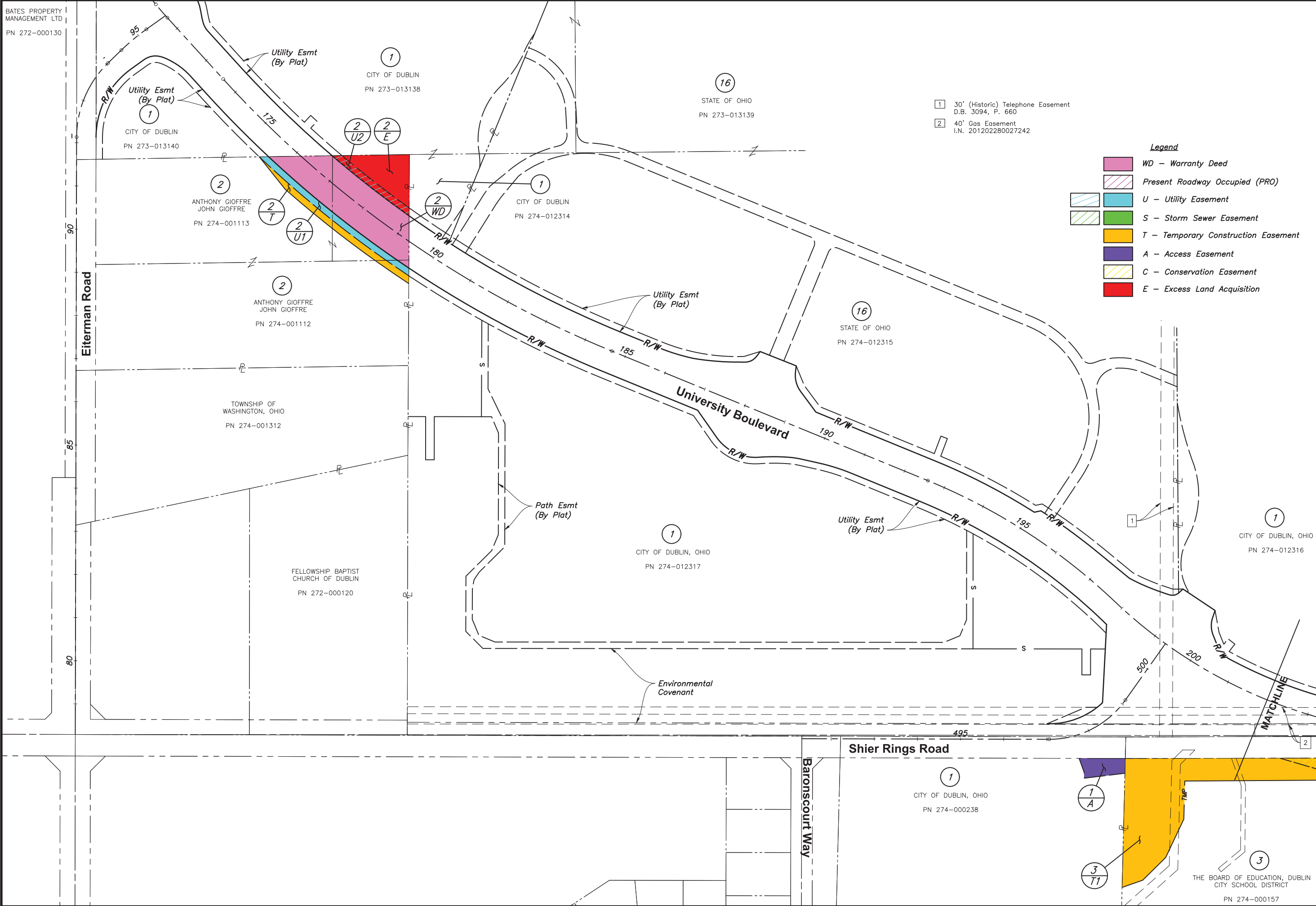
EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Heather L. King".

Heather L. King  
Professional Surveyor No. 8307

5/29/20

Date



BATES PROPERTY  
MANAGEMENT LTD  
PN 272-000130

CITY OF DUBLIN  
PN 273-013140

ANTHONY GIOFFRE  
JOHN GIOFFRE  
PN 274-001113

ANTHONY GIOFFRE  
JOHN GIOFFRE  
PN 274-001112

TOWNSHIP OF  
WASHINGTON, OHIO  
PN 274-001312

FELLOWSHIP BAPTIST  
CHURCH OF DUBLIN  
PN 272-000120

CITY OF DUBLIN  
PN 273-013138

STATE OF OHIO  
PN 273-013139

CITY OF DUBLIN  
PN 274-012314

STATE OF OHIO  
PN 274-012315

CITY OF DUBLIN, OHIO  
PN 274-012317

CITY OF DUBLIN, OHIO  
PN 274-012316

CITY OF DUBLIN, OHIO  
PN 274-000238

THE BOARD OF EDUCATION, DUBLIN  
CITY SCHOOL DISTRICT  
PN 274-000157

- 1 30' (Historic) Telephone Easement  
D.B. 3094, P. 660
- 2 40' Gas Easement  
I.N. 201202280027242

**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

1/2" = 100' Feet

0 50 100 150 200

R/W Designer

JAG

R/W Reviewer

HLK

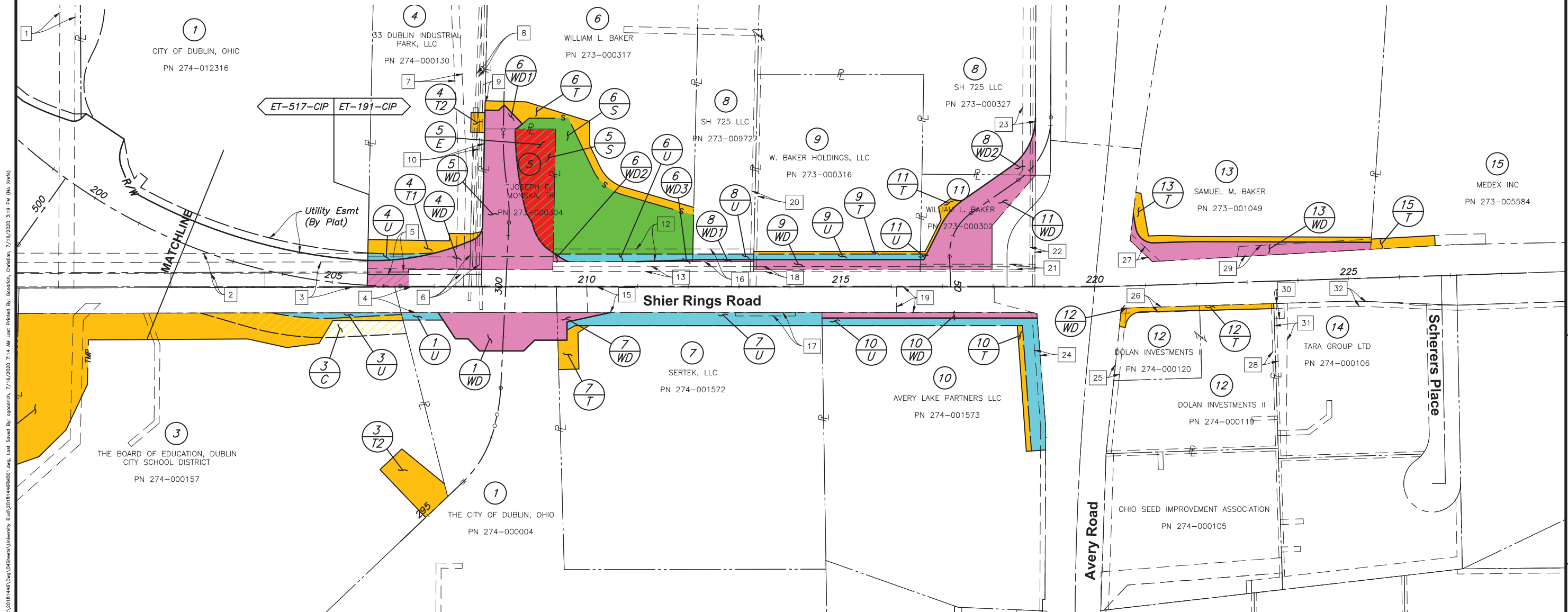
PROPERTY MAP

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

354  
357

- |   |  |  |
|---|--|--|
| 1 30' (Historic) Telephone Easement<br>D.B. 3094, P. 660        | 16 25' Gas Easement<br>I.N. 201311290198227      | 29 Electric Easement<br>D.B. 3746, P. 416          |
| 2 40' Gas Easement<br>I.N. 201202280027242                      | 17 7' Bike Path Easement<br>I.N. 201307080113559 | 30 20'X30' Communication Easement<br>O.R. 05708110 |
| 3 50' Gas Easement<br>O.R. 13651D08                             | 18 10' Gas Easement<br>D.B. 2864, P. 631         | 31 Utility Easement<br>I.N. 199707080041306        |
| 4 50' Gas Easement<br>O.R. 13404G15                             | 19 50' Gas Easement<br>O.R. 13586A05             | 32 10' Electric Easement<br>D.B. 3566, P. 564      |
| 5 Gas Easement<br>I.N. 201202280027238                          | 20 Electric Easement<br>D.B. 2838, P. 276        |  |
| 6 Communication Easement<br>O.R. 13856A08                       | 21 10' Electric Easement<br>I.N. 199902080031714 |  |
| 7 15' Access Easement<br>O.R. 13046C08                          | 22 10' Gas Easement<br>D.B. 2861, P. 376         |  |
| 8 5' Electric Easement<br>I.N. 198904210089258<br>O.R. 13308B04 | 23 Gas Easement<br>I.N. 201311290198228          |  |
| 9 5' Electric Easement<br>D.B. 2913, P. 369                     | 24 10' Electric Easement<br>I.N. 200908110117078 |  |
| 10 10' Communication Easement<br>O.R. 07527E18                  | 25 10' Gas Easement<br>D.B. 2861, P. 380         |  |
| 11 25' Gas Easement<br>I.N. 201202280027234                     | 26 10' Electric Easement<br>D.B. 3566, P. 564    |  |
| 12 25' Gas Easement<br>I.N. 201311290198231                     | 27 Storm Sewer Easement<br>I.N. 199712050160800  |  |
| 13 Gas Easement<br>D.B. 2861, P. 380                            | 28 10' Electric Easement<br>D.B. 3545, P. 625    |  |
| 14 50' Gas Easement<br>O.R. 13586A11                            |  |  |
| 15 50' Gas Easement<br>O.R. 13404G17                            |  |  |

- 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



PROPERTY MAP

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

355  
357

100% PLANS - NOT FOR CONSTRUCTION