



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: March 15, 2022
Initiated By: Robert E. Ranc, Jr., Deputy City Manager/Chief Operating Officer
Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Brian D. Gable, PE, Deputy Director of Engineering
Kenneth B. Richardson, PE, PS, Senior Civil Engineer
Philip K. Hartmann, Assistant Law Director
Re: Ordinance 11-22 – Appropriation of Right-of-Way and Acquisition of Easement –
Riverside Drive East Shared-Use Path – Section 1 (19-011-CIP)

Summary

The Riverside Drive East Shared-Use Path – Section 1 Project (19-011-CIP) (the “Project”) will provide a shared-use path on the east side of Riverside Drive from Emerald Parkway to 500 feet north of Hanna Hills Drive. The shared-use path will be within a 25-foot wide strip of acquired right-of-way between Emerald Parkway and Bright Road; and within a 20-foot wide perpetual easement between Bright Road and the north terminus of the new path.

In addition to the shared-use path, this Project will extend a water line on the east side of Riverside Drive from Emerald Parkway to Hanna Hills Drive. The extension of the water line is one of the utility extension areas (Area 4A) as identified in the Dublin City Council adopted policy on December 7, 2015 to provide water and sanitary sewer utility extensions to areas that do not currently have access to these public services. The water line extension portion of this Project will serve 13 existing parcels of which 12 parcels have an existing well. An existing sanitary sewer serves the Project area.

The Project requires the acquisition of property interest from 11 property owners along Riverside Drive. The City has participated in good faith discussions with all 11 property owners and have arrived at mutually agreeable terms with all property owners.

The current schedule is to advertise the project for bid in spring 2022. Once the construction contract is executed, construction activities are expected to commence in June 2022.

Appropriation and Acquisition

The property appropriation and acquisition consist of the following property interests from the named property owner, as depicted in the map attached:

Property Owner(s)	Parcel Number	Property Interests and Acreage	Auditor Parcel ID Number	Acquisition Price
Thomas A. McDowell, Successor Trustee of the Diane Alane McDowell Revocable Living Trust, U/A 2/12/2020 and Thomas A. McDowell	9-WD	Fee Simple WD for Right-of-Way, 1.956 acre of which 1.263 acres is PRO (public road occupied)	273-008396-00	\$111,825.00
	9-T	Temporary Construction Easement, 0.292 acre		

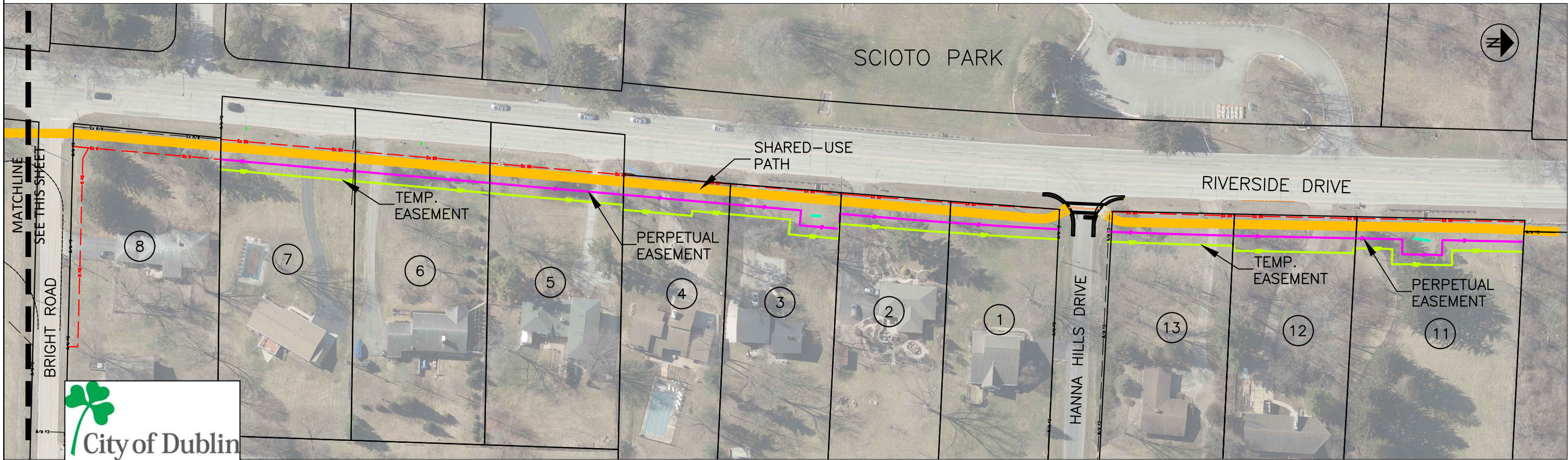
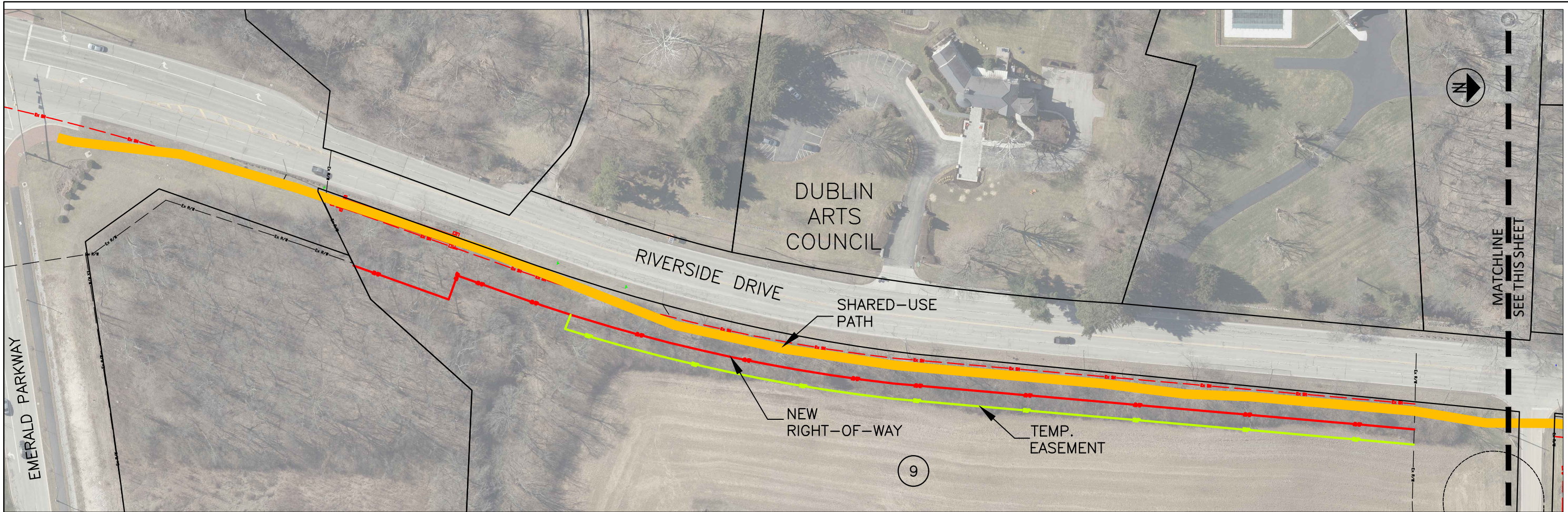
A Good Faith Offer Letter, the appraisal report and associated information, were provided to the property owner in the fall of 2020.

This Ordinance authorizes the City Manager to execute all necessary conveyance documents and contracts to formally acquire the necessary property interests. The adoption of this Ordinance will complete the necessary appropriations and acquisitions required for the Project.

Recommendation

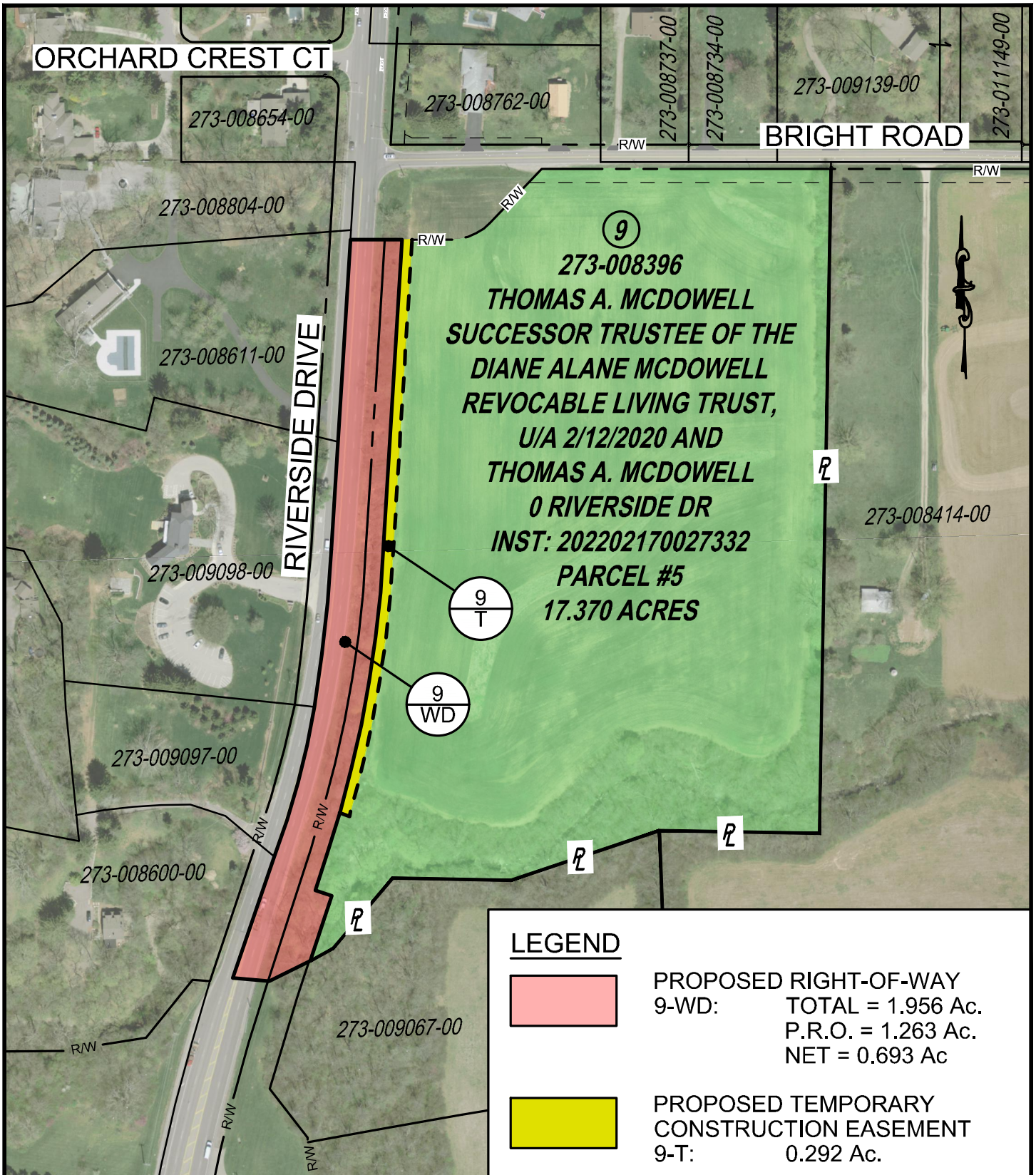
Staff recommends adoption of Ordinance 11-22 at the second reading/public hearing on April 11, 2022 as this ordinance authorizes the City Manager to execute all necessary conveyance and contract documents to formally accept the necessary property interests described above.

N:\Engineering\Design Group\Staff\Henderson\2021\Riverside SUP Exhibit (Ken)\SUP.dwg 25-Jun-21 4:26 PM





SHARED-USE PATH LOCATION EXHIBIT
RIVERSIDE DRIVE EAST SHARED-USE PATH - SECTION 1

SCALE: 1"=100' 6/25/2021



⑨
 273-008396
 THOMAS A. MCDOWELL
 SUCCESSOR TRUSTEE OF THE
 DIANE ALANE MCDOWELL
 REVOCABLE LIVING TRUST,
 U/A 2/12/2020 AND
 THOMAS A. MCDOWELL
 0 RIVERSIDE DR
 INST: 202202170027332
 PARCEL #5
 17.370 ACRES



LEGEND	
	PROPOSED RIGHT-OF-WAY
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
9-WD:	TOTAL = 1.956 Ac. P.R.O. = 1.263 Ac. NET = 0.693 Ac
9-T:	0.292 Ac.

DATE: 03/03/2022

LOCATION MAP

PARCEL 9

RIVERSIDE DRIVE EAST
SHARED-USE PATH - SECTION 1
19-011-CIP



DUBLIN, OHIO 43016



EXHIBIT A

PARCEL 9-T

RIVERSIDE DRIVE EAST SHARED-USE PATH – SECTION 1

TEMPORARY CONSTRUCTION AND GRADING EASEMENT

Situated in the City of Dublin, County of Franklin, State of Ohio, located in Quarter Township 2, Township 2, Range 19, United States Military Lands, also being a part of Franklin County Auditor's tax parcel number 273-008396, a 17.37 acre tract of land, in the name of Thomas A. McDowell, Successor Trustee of the Diane Alane McDowell Revocable Living Trust, U/A 2/12/2020 and Thomas A. McDowell, as recorded in IN 202202170027332, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning for reference at a 5/8" iron pin found at the northwesterly corner of a 4.215 acre tract of land in the name of City of Dublin, as described in Instrument Number 201812260173556, and in the existing easterly Right of Way line of Riverside Drive (State Route 257, R/W varies);

Thence North 65°05'47" East, with the northerly line of said 4.215 acre tract and said easterly Right of Way line, a distance of 2.66 feet to a point;

Thence, leaving said northerly line through said 17.37 acre tract, the following four (4) courses:

1. North 19°34'01" East, a distance of 100.00 feet to a point;
2. North 70°25'59" West, a distance of 25.00 feet to a point;
3. North 19°34'01" East, a distance of 56.83 feet to a point;
4. A curve to the left having a radius of 1712.20 feet, a length of 61.97 feet, a delta of 02°04'25", a chord bearing of North 18°31'48" East and a chord distance of 61.97 feet to the **True Place of Beginning** for the easement herein being described;

Thence, continuing through said 17.37 acre tract, the following two (2) courses:

1. A curve to the left having a **radius of 1712.20 feet, a length of 327.44 feet, a delta of 10°57'26", a chord bearing of North 12°00'53" East and a chord distance of 326.94 feet** to a point of tangency;
2. **North 05°01'18" East, a distance of 516.51 feet** to a point in the southerly Right of Way line of the Bright Road Cul-De-Sac being a 0.696 acre tract of land in the name of City of Dublin (9-WD) as dedicated in Instrument Number 201902220021121;

Thence South 88°27'10" East, with said southerly Right of Way line, a distance of 15.03 feet to a point;

Thence, leaving said southerly Right of Way and through said 17.37 acre tract, the following three (3) courses:

1. **South 05°01'18" West, a distance of 517.62 feet to a point;**
2. **A curve to the right having a radius of 1727.20 feet, a length of 331.57 feet, a delta of 10°59'57", a chord bearing of South 12°01'44" West and a chord distance of 331.06 feet to a point;**
3. **North 68°27'37" West, a distance of 15.04 feet to the True Place of Beginning, containing 0.292 acres more or less.**

The bearings for this description are based on the State Plane Coordinate System, Ohio South Zone (NSRS 2007) on a GPS survey utilizing ODOT CORS station "COLB".

I hereby certify this description was written by using measurements obtained by an actual field survey conducted under my direct supervision in April of 2019.

 3/1/22
John J. Raab Date
Registered Surveyor No. S-7863

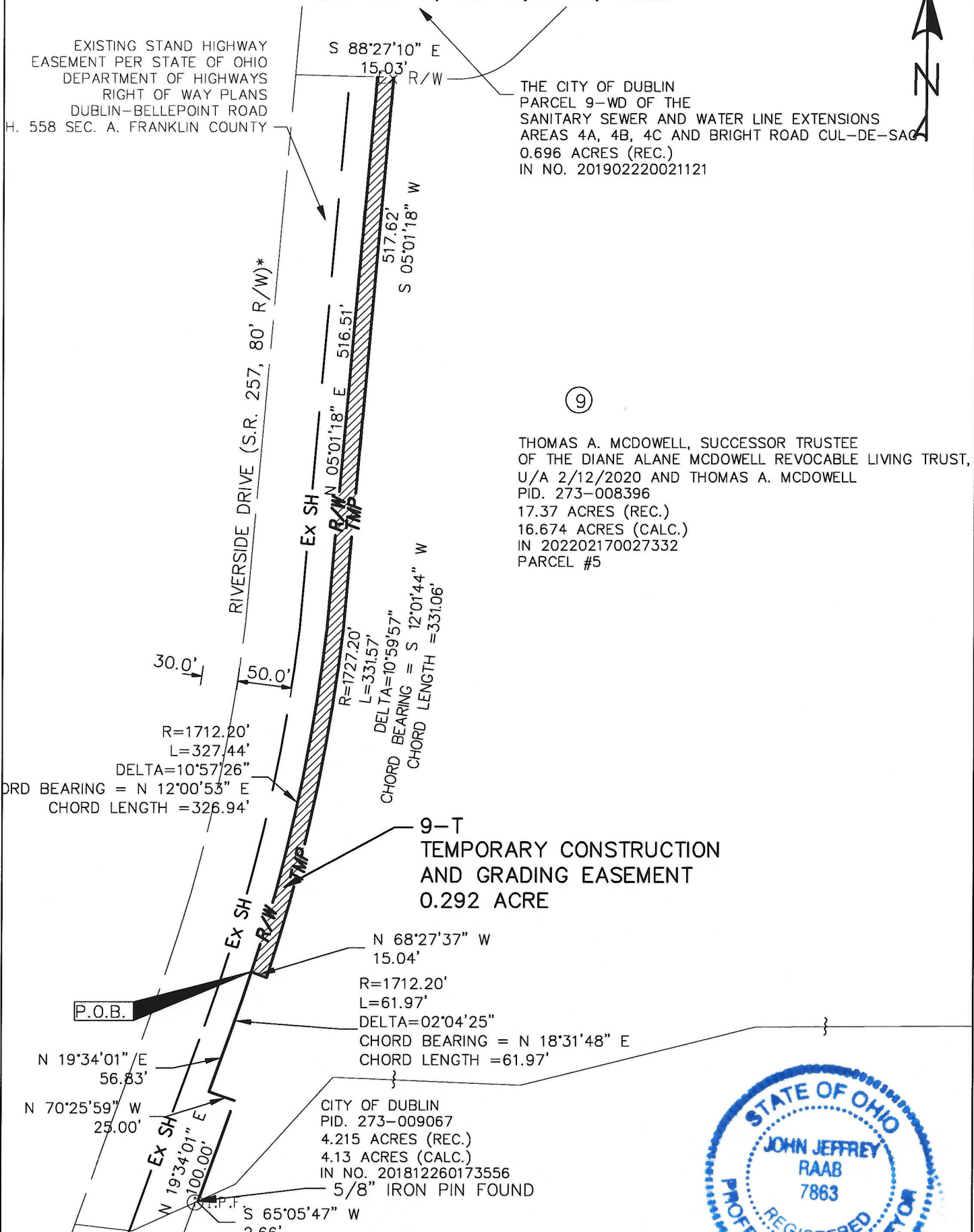


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
QTR TWP 2, TWP 2, R 19, USML



EXISTING STAND HIGHWAY
EASEMENT PER STATE OF OHIO
DEPARTMENT OF HIGHWAYS
RIGHT OF WAY PLANS
DUBLIN-BELLEPOINT ROAD
H. 558 SEC. A. FRANKLIN COUNTY

THE CITY OF DUBLIN
PARCEL 9-WD OF THE
SANITARY SEWER AND WATER LINE EXTENSIONS
AREAS 4A, 4B, 4C AND BRIGHT ROAD CUL-DE-SAC
0.696 ACRES (REC.)
IN NO. 201902220021121



9

THOMAS A. MCDOWELL, SUCCESSOR TRUSTEE
OF THE DIANE ALANE MCDOWELL REVOCABLE LIVING TRUST,
U/A 2/12/2020 AND THOMAS A. MCDOWELL
PID. 273-008396
17.37 ACRES (REC.)
16.674 ACRES (CALC.)
IN 202202170027332
PARCEL #5

9-T
TEMPORARY CONSTRUCTION
AND GRADING EASEMENT
0.292 ACRE



John J. Raab 3/1/22
JOHN J. RAAB, PS 7863
DATE

* CENTERLINE PER STATE OF OHIO RIGHT OF WAY
PLAN OF DUBLIN-BELLPOINT ROAD S.H. 558 SEC. A

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE (NSRS 2007), AS
ESTABLISHED FROM A GPS SURVEY UTILIZING ODOT CORS
STATION "COLB" PERFORMED BY OHM-ADVISORS IN 2019.

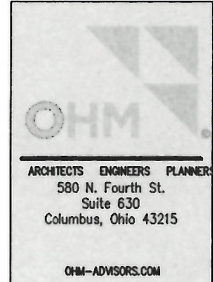


EXHIBIT B
PARCEL 9-T
RIVERSIDE DRIVE EAST
SHARED-USE PATH
SECTION 1

PROJECT NO: 19-011-CIP
DATE: 3-1-2022
0 120 240 Feet

SHEET NO. 1 OF 1

EXHIBIT A

PARCEL 9-WD

RIVERSIDE DRIVE EAST SHARED-USE PATH – SECTION 1

RIGHT-OF-WAY ACQUISITION

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

Situated in the City of Dublin, County of Franklin, State of Ohio, located in Quarter Township 2, Township 2, Range 19, United States Military Lands, also being a part of Franklin County Auditor's tax parcel number 273-008396, a 17.37 acre tract of land, in the name of Thomas A. McDowell, Successor Trustee of the Diane Alane McDowell Revocable Living Trust, U/A 2/12/2020 and Thomas A. McDowell, as recorded in IN 202202170027332, all records are referenced to the Franklin County Recorder's Office, and being more particularly described as follows:

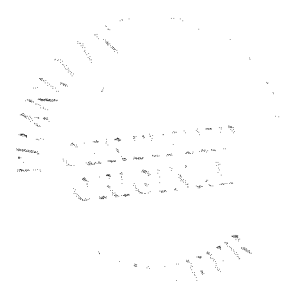
Beginning for reference at a 5/8" iron pin found at the northwesterly corner of a 4.215 acre tract of land in the name of City of Dublin, as recorded in Instrument Number 201812260173556, and in the easterly Right of Way line of Riverside Drive (State Route 257, R/W varies), and being the **True Place of Beginning** for the tract of land herein being described;

Thence, through said 17.37 acre tract, the following two (2) courses:

1. **South 65°05'47" West, a distance of 64.30 feet** to an iron pipe set;
2. **North 83°15'57" West, a distance of 53.56 feet** to a mag nail set at the southwesterly corner of said 17.37 acre tract and in the centerline of said Riverside Drive;

Thence, with said centerline and the westerly line of said 17.37 acre tract, the following three (3) courses:

1. **North 19°34'01" East, a distance of 215.63 feet** to a mag nail set at a point of curvature;



2. A curve to the left having a radius of 1637.20 feet, a length of 371.37 feet, a delta of 12°59'48", a chord bearing of North 13°04'07" East, and a chord distance of 370.58 feet, to a mag nail set;
3. North 05°01'18" East, a distance of 510.96 feet to a mag nail set in said centerline, also being the southwesterly corner of a 0.696 acre tract of land (9-WD) in the name of City of Dublin as dedicated in Instrument Number 201902220021121;

Thence South 88°27'10" East, with said southerly Right of Way line, a distance of 75.14 feet to an iron pipe set;

Thence, leaving said Right of Way line and through said 17.37 acre tract, the following five (5) courses:

1. South 05°01'18" West, a distance of 516.51 feet to an iron pipe set at a point of curvature;
2. A curve to the right having a radius of 1712.20 feet, a length of 389.41 feet, a delta of 13°01'52", a chord bearing of South 13°03'05" West, and a chord distance of 388.57 feet to an iron pipe set;
3. South 19°34'01" West, a distance of 56.83 feet to an iron pipe set;
4. South 70°25'59" East, a distance of 25.00 feet to an iron pipe set;
5. South 19°34'01" West, a distance of 100.00 feet to an iron pipe set in the northerly line of said 4.215 acre tract;

Thence South 65°05'47" West, with said northerly line, a distance of 2.66 feet to the True Place of Beginning, containing 1.956 acres more or less, of which 1.263 acres is in the Present Roadway Occupied (P.R.O.).

Iron pipes set are 3/4 inch inside diameter iron pipes, 30 inches long, with a yellow cap stamped "OHM".

The bearings for this description are based on the State Plane Coordinate System, Ohio South Zone (NSRS 2007) on a GPS survey utilizing ODOT CORS station "COLB".

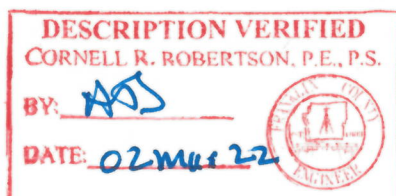
I hereby certify this description was written by using measurements obtained by an actual field survey conducted under my direct supervision in April of 2019.

Subject to any easements, restrictions, covenants, ordinances or agreements of record.

John J. Raab 3/1/22
 John J. Raab Date
 Registered Surveyor No. S-7863



Split
 1.956 acre
 out of
 (273)
 8396

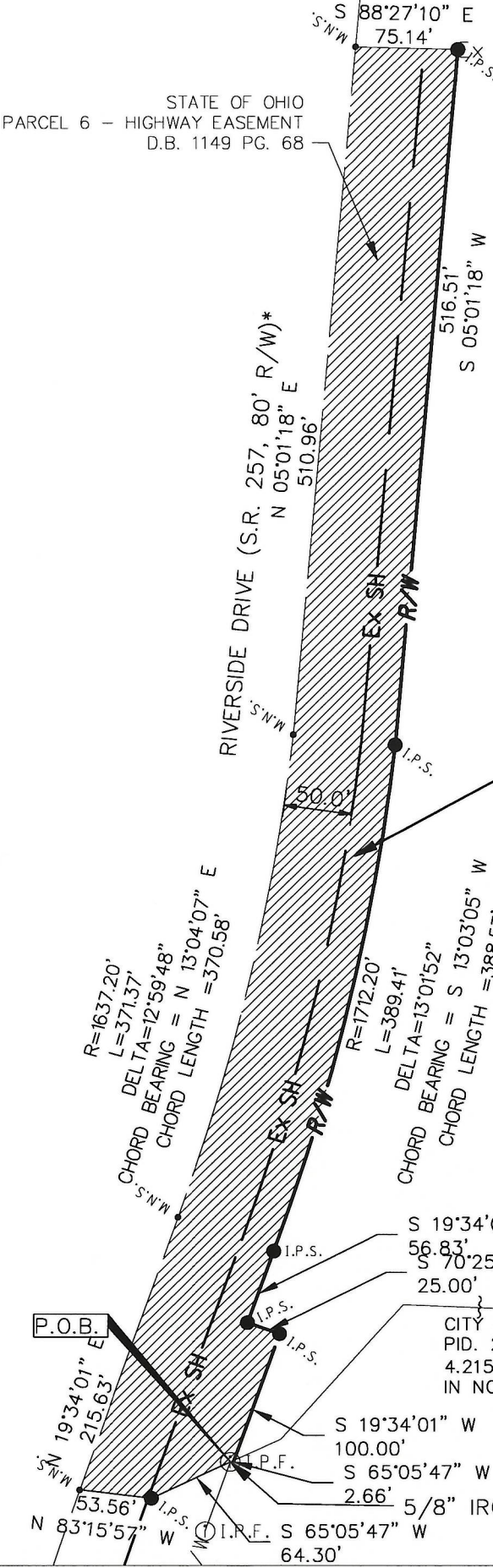


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
QTR TWP 2, TWP 2, R 19, USML



STATE OF OHIO
PARCEL 6 - HIGHWAY EASEMENT
D.B. 1149 PG. 68

THE CITY OF DUBLIN
PARCEL 9-WD OF THE
SANITARY SEWER AND WATER LINE EXTENSIONS
AREAS 4A, 4B, 4C AND BRIGHT ROAD CUL-DE-SAC
0.696 ACRES (REC.)
IN NO. 201902220021121



9

THOMAS A. MCDOWELL, SUCCESSOR TRUSTEE OF THE
DIANE ALANE MCDOWELL REVOCABLE LIVING TRUST
U/A 2/12/2020 AND THOMAS A. MCDOWELL
PID. 273-008396
17.37 ACRES (REC.)
IN 202202170027332
PARCEL #5

9-WD
RIGHT-OF-WAY ACQUISITION
TOTAL = 1.956 ACRE
P.R.O. = 1.263 ACRE
NET = 0.693 ACRE

LEGEND

- M.N.S. MAG NAIL SET
- I.P.S. 3/4" I.D. IRON PIPE SET WITH CAP STAMPED "OHM"

* CENTERLINE PER STATE OF OHIO RIGHT OF WAY
PLAN OF DUBLIN-BELLPOINT ROAD S.H. 558 SEC. A
(1940)

CITY OF DUBLIN
PID. 273-009067
4.215 ACRES (REC.)
IN NO. 201812260173556



John J. Raab 3/1/22
JOHN J. RAAB, PS 7863
DATE

BASIS OF BEARING

BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE (NSRS 2007), AS
ESTABLISHED FROM A GPS SURVEY UTILIZING ODOT CORS
STATION "COLB" PERFORMED BY OHM-ADVISORS IN 2019.



EXHIBIT B
PARCEL 9-WD
RIVERSIDE DRIVE EAST
SHARED-USE PATH
SECTION 1

PROJECT NO: 19-011-CIP
DATE: 3-1-2022

SHEET NO. 1 OF 1