

May 1st, 2026

Thru: CWP CIP Fiscal

To: Columbus City Council

Temporary and Permanent Easements Legislation Request

Project Number: 690502-100001

Project Name: Fourth Water Plant Transmission Main

Amount to be legislated for Temporary and Permanent Easements Acquisition: \$5,000,000

Task	Parcels	\$Each	Total
Title	46	\$525	\$24,150
Title Updates	46	\$150	\$6,900
App - VA	13	\$850	\$11,050
App - VF	22	\$1,800	\$39,600
App - L. Summary	11	\$4,500	\$49,500
App. Review	46	Equal to 1/2 of Appraisal	\$50,075
Negotiation	46	\$6,000	\$276,000
Closing	N/A	N/A	N/A
Land Value			\$3,494,884
		Sub Total	\$3,952,159
		Total estimate w/ Admin. Settlement	\$5,000,000

Easements Location: *Please see the attached SUMMARY OF PROJECT EASEMENTS map. The easements are located along the alignment from the HRWP to the connection point at Blazer Tank*

Easements Legal Description: Legal descriptions shall follow the negotiations process details.

Sincerely,



Steven Nocera, P.E.
Engineer III, Division of Water



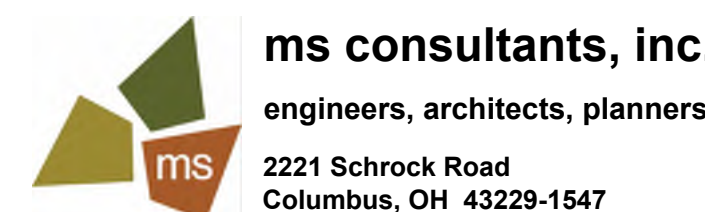
Parcel ID	Permanent Easement (SF)	Permanent Easement (AC)	Temp Easement Area (sf)	Temp Acreage	2024 Auditor Appraised Value-Land only		Appraisal Type	Temp Easement Estimate (t acre x valuex2 x 10% x 2yr)	Permanent Easement Estimate (t acre x valuex2 x 50%)	Temp/Perm Total
					(\$/acre)	Land Value x 2				
273-005425	4984	0.1144	0	0.000	\$70,000	\$140,000	VA	\$0.00	\$8,009.18	\$8,009.18
273-007673	34165	0.7843	15,080	0.346	\$266,590	\$533,180	Summary	\$36,916.23	\$209,092.00	\$246,008.22
273-000336	50530	1.1600	52,708	1.210	\$37,304	\$74,608	VF	\$18,055.27	\$43,272.98	\$61,328.26
273-010945	33106	0.7600	42,253	0.970	\$150,000	\$300,000	Summary	\$58,199.72	\$114,001.38	\$172,201.10
273-012234	25228	0.5792	66,410	1.525	\$37,567	\$75,134	VF	\$22,909.32	\$21,757.12	\$44,666.44
273-000885	30928	0.7100	37,828	0.868	\$236,600	\$473,200	Summary	\$82,186.45	\$167,988.17	\$250,174.63
273-000354	0	0.0000	6,076	0.139	\$261,000	\$522,000	VF	\$14,562.31	\$0.00	\$14,562.31
273-000287	26572	0.6100	53,143	1.220	\$200,000	\$400,000	Summary	\$97,599.63	\$122,001.84	\$219,601.47
273-000293	12632	0.2900	6,098	0.140	\$187,500	\$375,000	VF	\$10,499.31	\$54,373.28	\$64,872.59
273-012059	30961	0.7108	12,698	0.292	\$261,000	\$522,000	Summary	\$30,433.22	\$185,510.12	\$215,943.35
273-012060	11848	0.2720	6,144	0.141	\$261,000	\$522,000	VF	\$14,725.29	\$70,990.08	\$85,715.37
273-000323	14196	0.3259	5,888	0.135	\$126,000	\$252,000	VF	\$6,812.56	\$41,062.81	\$47,875.37
273-003672	41363	0.9496	26,074	0.599	\$182,000	\$364,000	Summary	\$43,576.38	\$172,820.62	\$216,397.00
273-009815	97038	2.2277	85,543	1.964	\$196,000	\$392,000	Summary	\$153,961.69	\$436,626.45	\$590,588.14
273-003672	41190	0.9456	26,120	0.600	\$182,000	\$364,000	Summary	\$43,653.26	\$172,097.80	\$215,751.06
273-004183	56069	1.2872	16,661	0.382	\$144,744	\$289,488	Summary	\$22,144.90	\$186,309.72	\$208,454.62
273-000371	4069	0.0934	2,153	0.049	\$118,000	\$236,000	VA	\$2,332.91	\$11,022.54	\$13,355.45
273-006335	5369	0.1233	0	0.000	\$14,000	\$28,000	VA	\$0.00	\$1,725.57	\$1,725.57
273-000593	63447	1.4565	27,503	0.631	\$70,400	\$140,800	Summary	\$17,779.72	\$102,540.61	\$120,320.32
273-000784	30879	0.7089	16,584	0.381	\$25,000	\$50,000	VF	\$3,807.16	\$17,722.11	\$21,529.27
273-000776	588	0.0135	2,701	0.062	\$25,000	\$50,000	VA	\$620.06	\$337.47	\$957.53
600-310-05-003-000	27372	0.6284	64,052	1.470	\$23,000	\$46,000	VF	\$13,527.97	\$14,452.62	\$27,980.59
600-310-03-060-000	69440	1.5941	48,404	1.111	\$31,700	\$63,400	VF	\$14,090.05	\$50,533.70	\$64,623.75
600-310-03-059-000	94691	2.1738	12,361	0.284	\$19,000	\$38,000	VF	\$2,156.65	\$41,302.32	\$43,458.97
600-310-03-062-000	59192	1.3589	0	0.000	\$40,500	\$81,000	VF	\$0.00	\$55,033.88	\$55,033.88
600-310-03-044-000	5166	0.1186	0	0.000	\$32,000	\$64,000	VF	\$0.00	\$3,795.04	\$3,795.04
600-310-03-043-000	67518	1.5500	0	0.000	\$22,000	\$44,000	Summary	\$0.00	\$34,100.00	\$34,100.00
600-310-03-042-000	27326	0.6273	43,721	1.004	\$29,000	\$58,000	VF	\$11,642.87	\$18,192.24	\$29,835.11
600-310-03-006-000	59125	1.3573	24,312	0.558	\$32,000	\$64,000	VF	\$7,144.02	\$43,434.34	\$50,578.37
600-310-03-008-000	7258	0.1666	4,480	0.103	\$57,000	\$114,000	VA	\$2,344.90	\$9,497.38	\$11,842.29
600-310-03-003-000		0	21,182	0.486	\$37,000	\$74,000	VA	\$7,196.82	\$0.00	\$7,196.82
600-310-03-002-000		0	23,107	0.530	\$42,000	\$84,000	VA	\$8,911.79	\$0.00	\$8,911.79
600-310-03-007-000	65042	1.4932	24,490	0.562	\$45,000	\$90,000	VF	\$10,119.83	\$67,192.15	\$77,311.98
610-310-03-006-000	21182	0.4863	27,820	0.639	\$32,000	\$64,000	VF	\$8,174.84	\$15,560.70	\$23,735.54
600-310-03-003-000		0	44,816	1.029	\$36,000	\$72,000	VF	\$14,815.21	\$0.00	\$14,815.21
600-310-03-002-000	23107	0.5305	16,996	0.390	\$42,000	\$84,000	VF	\$6,554.93	\$22,279.48	\$28,834.41
600-310-01-003-007	5267	0.1209	12,105	0.278	\$53,000	\$106,000	VA	\$5,891.32	\$6,408.43	\$12,299.75
600-240-04-009-002	6410	0.1472	8,954	0.206	\$32,000	\$64,000	VA	\$2,631.11	\$4,708.91	\$7,340.02
600-240-04-009-003	6089	0.1398	16,547	0.380	\$38,000	\$76,000	VA	\$5,773.98	\$5,311.80	\$11,085.78
600-311-01-001-003	24185	0.5552	0	0.000	\$35,000	\$70,000	VF	\$0.00	\$19,432.39	\$19,432.39
600-240-04-009-004	6545	0.1503	6,575	0.151	\$36,000	\$72,000	VA	\$2,173.55	\$5,409.09	\$7,582.64
600-240-04-009-005	4475	0.1027	6,507	0.149	\$50,000	\$100,000	VA	\$2,987.60	\$5,136.59	\$8,124.20
600-310-01-001-006	19483	0.4473	32,382	0.743	\$34,000	\$68,000	VF	\$10,110.08	\$15,207.12	\$25,317.20
600-240-04-009-006	3873	0.0889	6,384	0.147	\$38,000	\$76,000	VA	\$2,227.66	\$3,378.65	\$5,606.31
600-240-04-009-007	9913	0.2276	6,452	0.148	\$51,000	\$102,000	VF	\$3,021.60	\$11,606.13	\$14,627.73
600-311-01-001-009	78925	1.8119	24,237	0.556	\$40,000	\$80,000	VF	\$8,902.48	\$72,474.75	\$81,377.23
		0.0000		0.000			Total	\$831,174.70	\$2,663,709.54	\$3,494,884.24

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Sheet	Easement ID	County	Address	Street	Parcel ID	Owner	Easement Type	Area (SF)	Notes
1	01-01P1	Franklin	5235	Rings Rd	273-005425	CITY OF DUBLIN	Permanent	4,984	
1	01-01P2	Franklin	5515	Parkcenter Cr	273-007673	DPC1 LP	Permanent	34,165	
1	01-01T1	Franklin	5515	Parkcenter Cr	273-007673	DPC1 LP	Temporary	15,080	
1	01-01P3	Franklin	-	Blazer Pkwy	273-000336	QUANTUM HEALTH INC	Permanent	50,530	
1	01-01T2	Franklin	-	Blazer Pkwy	273-000336	QUANTUM HEALTH INC	Temporary	52,708	
1	01-01P5	Franklin	5200	Blazer Pkwy	273-010945	QUANTUM HEALTH INC	Permanent	33,106	
1	01-01T3	Franklin	5200	Blazer Pkwy	273-010945	QUANTUM HEALTH INC	Temporary	42,253	
1	01-01P6	Franklin	-	Parkwood Pl	273-012234	THE CITY OF DUBLIN	Permanent	25,288	
1	01-01T4	Franklin	-	Parkwood Pl	273-012234	THE CITY OF DUBLIN	Temporary	66,410	
2	01-02P7	Franklin	5700	Shier Rings Rd	273-000885	BATES PROPERTY MANAGEMENT LTD AFDT	Permanent	30,928	
2	01-02T5	Franklin	5700	Shier Rings Rd	273-000885	BATES PROPERTY MANAGEMENT LTD AFDT	Temporary	37,828	
2	01-02T17	Franklin	6363-6369	DUBLIN INDUSTRIAL LN	273-000354	BATES PROPERTY MANAGEMENT LTD AFDT	Temporary	6,076	
2	01-02P8	Franklin	-	Emerald Pkwy	273-000287	W&D THOMAS FAMILY LLC MDT REAL ESTATE MNGMT LP	Permanent	26,572	
2	01-02T6	Franklin	-	Emerald Pkwy	273-000287	W&D THOMAS FAMILY LLC MDT REAL ESTATE MNGMT LP	Temporary	53,143	
2	01-02P9	Franklin	5579	Emerald Pkwy	273-000293	W&D THOMAS FAMILY LLC	Permanent	12,632	
2	01-02T7	Franklin	5579	Emerald Pkwy	273-000293	W&D THOMAS FAMILY LLC	Temporary	6,098	
2	01-02P10	Franklin	-	Post Rd	273-012059	CITY OF DUBLIN	Permanent	30,961	Coffman Park
2	01-02T8	Franklin	-	Post Rd	273-012059	CITY OF DUBLIN	Temporary	12,698	Coffman Park
2	01-02P11	Franklin	-	Post Rd	273-012060	CITY OF DUBLIN	Permanent	11,848	Coffman Park
2	01-02T9	Franklin	-	Post Rd	273-012060	CITY OF DUBLIN	Temporary	6,144	Coffman Park
2	01-02P12	Franklin	5200	Emerald Pkwy	273-000323	VILLAGE OF DUBLIN	Permanent	14,196	Coffman Park
2	01-02T10	Franklin	5200	Emerald Pkwy	273-000323	VILLAGE OF DUBLIN	Temporary	5,888	Coffman Park
3	02-08P41	Franklin	-	Earlington Dr	273-003672	BRANDWAY LIMITED	Permanent	41,363	
3	02-04T17	Franklin	-	Earlington Dr	273-003672	BRANDWAY LIMITED	Temporary	19,142	
3	02-04T18	Franklin	-	Earlington Dr	273-003672	BRANDWAY LIMITED	Temporary	1,492	
3	02-04T19	Franklin	-	Earlington Dr	273-003672	BRANDWAY LIMITED	Temporary	1,486	
3	02-04T20	Franklin	-	Earlington Dr	273-003672	BRANDWAY LIMITED	Temporary	3,955	
3	02-04T21	Franklin	-	Earlington Dr	273-009815	BRANDWAY LIMITED	Temporary	429	
3	02-04P42	Franklin	-	Earlington Dr	273-009815	BRANDWAY LIMITED	Permanent	97,038	
3	02-04T22	Franklin	-	Earlington Dr	273-009815	BRANDWAY LIMITED	Temporary	85,114	
3	02-04P43	Franklin	-	Earlington Dr	273-003672	BRANDWAY LIMITED	Permanent	41,190	
3	02-04T23	Franklin	-	Earlington Dr	273-003672	BRANDWAY LIMITED	Temporary	26,120	
4	02-03P13	Franklin	5623	Dublinshire Rd	273-004183	CITY OF DUBLIN OHIO	Permanent	56,069	Wyandott Elementary
4	02-03T11	Franklin	5623	Dublinshire Rd	273-004183	CITY OF DUBLIN OHIO	Temporary	16,661	Wyandott Elementary
4	02-03P14	Franklin	5615	Brand Rd	273-000371	SHIVASHANKARANARAYANAN LAKSHMANAN KUPPUSWAMI SIVAPRIYA	Permanent	4,069	
4	02-03T12	Franklin	5615	Brand Rd	273-000371	SHIVASHANKARANARAYANAN LAKSHMANAN KUPPUSWAMI SIVAPRIYA	Temporary	2,153	
4	02-03P15	Franklin	-	Bristol Pkwy	273-006335	CITY OF DUBLIN	Permanent	5,369	Bristol Commons Park

Sheet	Easement ID	County	Address	Street	Parcel ID	Owner	Easement Type	Area (SF)	Notes
5	02-04P16	Franklin	-	Muirfield Dr	273-000593	MUIRFIELD VILLAGE GOLF CLUB	Permanent	63,447	
5	02-04T14	Franklin	-	Muirfield Dr	273-000593	MUIRFIELD VILLAGE GOLF CLUB	Temporary	27,503	
5	02-04P17	Franklin	-	Muirfield Dr	273-000784	MUIRFIELD ASSOCIATION INC	Permanent	30,879	
5	02-04T15	Franklin	-	Muirfield Dr	273-000784	MUIRFIELD ASSOCIATION INC	Temporary	16,584	
5	02-04P18	Franklin	-	Memorial Dr	273-000776	MUIRFIELD ASSOCIATION INC	Permanent	588	
5	02-04T16	Franklin	-	Memorial Dr	273-000776	MUIRFIELD ASSOCIATION INC	Temporary	2,701	
6	04-05P19	Delaware	9747	Concord Rd	60031005003000	MORENO LISBETH	Permanent	27,372	AEP
6	04-05P20	Delaware	7178	Harriott Rd	60031003060000	WEBB DARREN S	Permanent	69,440	AEP
7	04-06P21	Delaware	7220	Harriott Rd	60031003059000	HARRIOTT ROAD LLC	Permanent	94,691	AEP
7	04-06P22	Delaware	6970	Harriott Rd	60031003062000	GREYGATSBY LLC	Permanent	59,192	AEP
7	04-06P23	Delaware	6959	Concord Bend Dr	60031003044000	CLARK STEVEN H	Permanent	5,166	AEP
7	04-06P24	Delaware	-	Concord Bend Dr	60031003043000	STARKEY DAVID H & VICKI L	Permanent	67,518	AEP
7	04-06P25	Delaware	6935	Concord Bend Dr	60031003042000	STARKEY PHILIP W & DELON N	Permanent	27,326	AEP
7	04-06P26	Delaware	-	Cook Rd	60031003006000	STARKEY DAVID H & VICKI L	Permanent	59,125	AEP
7	04-06P27	Delaware	6631	Cook Rd	60031003007000	NEAL BENJAMIN & DEBORAH R	Permanent	65,042	AEP
7	04-06P28	Delaware	6685	Cook Rd	60031003008000	PALAVIN JAMES M	Permanent	7,258	AEP
8	04-07P29	Delaware	-	Cook Rd	60031003003000	STARKEY DAVID H & VICKI L	Permanent	21,182	AEP
8	04-07P30	Delaware	-	Cook Rd	60031003002000	STARKEY DAVID H & VICKI L	Permanent	23,107	AEP
8	04-07P31	Delaware	6494	Cook Rd	60031001003007	GOEDDE MATTHEW T & DEBRA K	Permanent	5,264	AEP
8	04-07P32	Delaware	-	Cook Rd	60024004009002	KIDWELL JAMES R & KIMBERLY J	Permanent	6,410	AEP
8	04-07P33	Delaware	6468	Cook Rd	60024004009003	RICHARDSON KEVIN J & KELLI ANN TRUSTEES	Permanent	6,089	AEP
8	04-07P34	Delaware	6420	Cook Rd	60031101001003	CZEKALSKI ELIZABETH & CHURCH MICHAEL	Permanent	24,185	AEP
8	04-07P35	Delaware	6404	Cook Rd	60024004009004	COUNTS JORDAN & TARA	Permanent	6,545	AEP
8	04-07P36	Delaware	6386	Cook Rd	60024004009005	HUBER GARY E & MARA L	Permanent	4,475	AEP
8	04-07P37	Delaware	6394	Cook Rd	60031101001006	VALCON CONSULTING GROUP LLC	Permanent	19,483	AEP
8	04-07P38	Delaware	6300	Cook Rd	60024004009006	KOWALUK BRIAN & BRENDA	Permanent	3,873	AEP
8	04-07P39	Delaware	6278	Cook Rd	60024004009007	SHANK DOUGLAS	Permanent	9,913	AEP
8	04-07P40	Delaware	8656	Dublin Rd	60031101001009	DUBLIN STORAGE LLC	Permanent	78,925	AEP
6	04-05T24	Delaware	9747	Concord Rd	60031005003000	MORENO LISBETH	Temporary	64,052	AEP
6	04-05T25	Delaware	7178	Harriott Rd	60031003060000	WEBB DARREN S	Temporary	48,404	AEP
7	04-05T26	Delaware	7220	Harriott Rd	60031003059000	HARRIOTT ROAD LLC	Temporary	12,361	AEP
7	04-05T27	Delaware	6935	Concord Bend Dr	60031003042000	STARKEY PHILIP W & DELON N	Temporary	43,721	AEP
7	04-05T28	Delaware	-	Cook Rd	60031003006000	STARKEY DAVID H & VICKI L	Temporary	13,756	AEP
7	04-05T29	Delaware	6685	Cook Rd	60031003008000	PALAVIN JAMES M	Temporary	4,480	AEP
7	04-05T30	Delaware	6631	Cook Rd	60031003007000	NEAL BENJAMIN & DEBORAH R	Temporary	24,490	AEP
7	04-05T31	Delaware	-	Cook Rd	60031003006000	STARKEY DAVID H & VICKI L	Temporary	10,556	AEP
7&8	04-05T32	Delaware	-	Cook Rd	60031003003000	STARKEY DAVID H & VICKI L	Temporary	27,820	AEP
8	04-05T33	Delaware	-	Cook Rd	60031003003000	STARKEY DAVID H & VICKI L	Temporary	16,996	AEP
8	04-05T34	Delaware	6494	Cook Rd	60031001003007	GOEDDE MATTHEW T & DEBRA K	Temporary	12,105	AEP
8	04-05T35	Delaware	-	Cook Rd	60024004009002	KIDWELL JAMES R & KIMBERLY J	Temporary	8,954	AEP
8	04-05T36	Delaware	6468	Cook Rd	60024004009003	RICHARDSON KEVIN J & KELLI ANN TRUSTEES	Temporary	13,457	AEP
8	04-05T37	Delaware	6404	Cook Rd	60024004009004	COUNTS JORDAN & TARA	Temporary	6,575	AEP
8	04-05T38	Delaware	6386	Cook Rd	60024004009005	HUBER GARY E & MARA L	Temporary	6,507	AEP
8	04-05T39	Delaware	6394	Cook Rd	60031101001006	VALCON CONSULTING GROUP LLC	Temporary	32,382	AEP
8	04-05T40	Delaware	6300	Cook Rd	60024004009006	KOWALUK BRIAN & BRENDA	Temporary	6,384	AEP
8	04-05T41	Delaware	6278	Cook Rd	60024004009007	SHANK DOUGLAS	Temporary	6,452	AEP
8	04-05T42	Delaware	8656	Dublin Rd	60031101001009	DUBLIN STORAGE LLC	Temporary	24,237	AEP

EASEMENT REFERENCE		REVISIONS		
COUNTY RECORDER INSTRUMENT NUMBER	DATE RECORDED	NO.	DESCRIPTION	APPROVAL/DATE



CITY OF COLUMBUS, OHIO
COLUMBUS WATER & POWER
DIVISION OF WATER

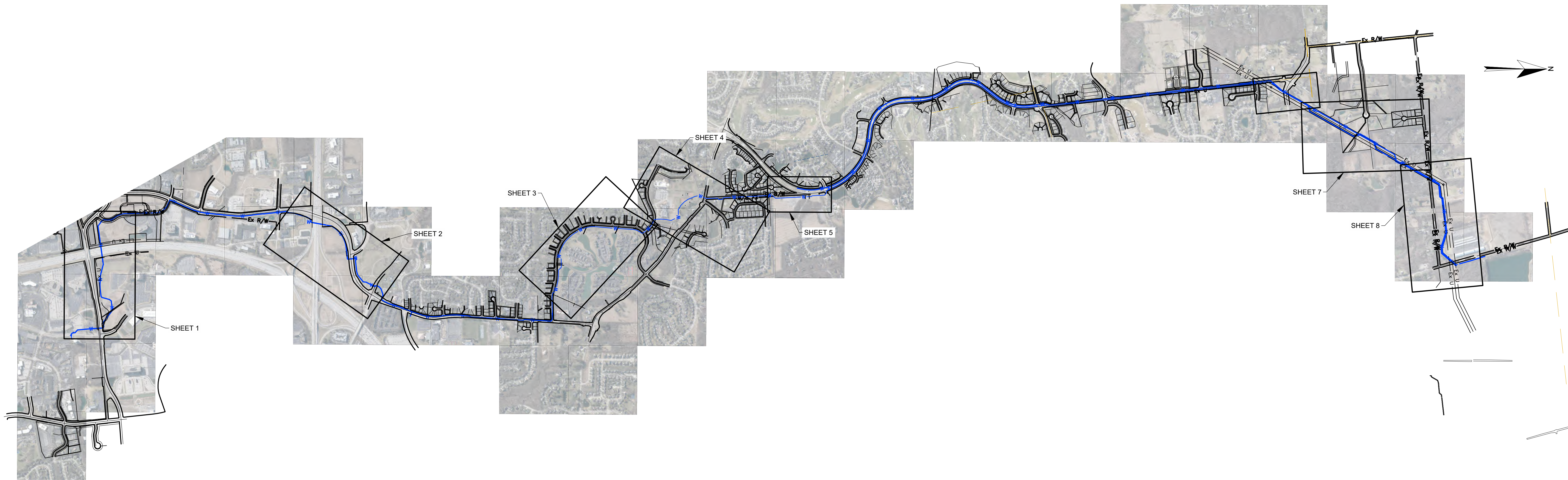
EASEMENT OVERVIEW

FOURTH WATER PLANT
TRANSMISSION MAINS
CIP NUMBER:690502-100001
CONTRACT NUMBER:2358

SCALE
HORZ: 1"=1250'

M1

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EASEMENT REFERENCE		REVISIONS		
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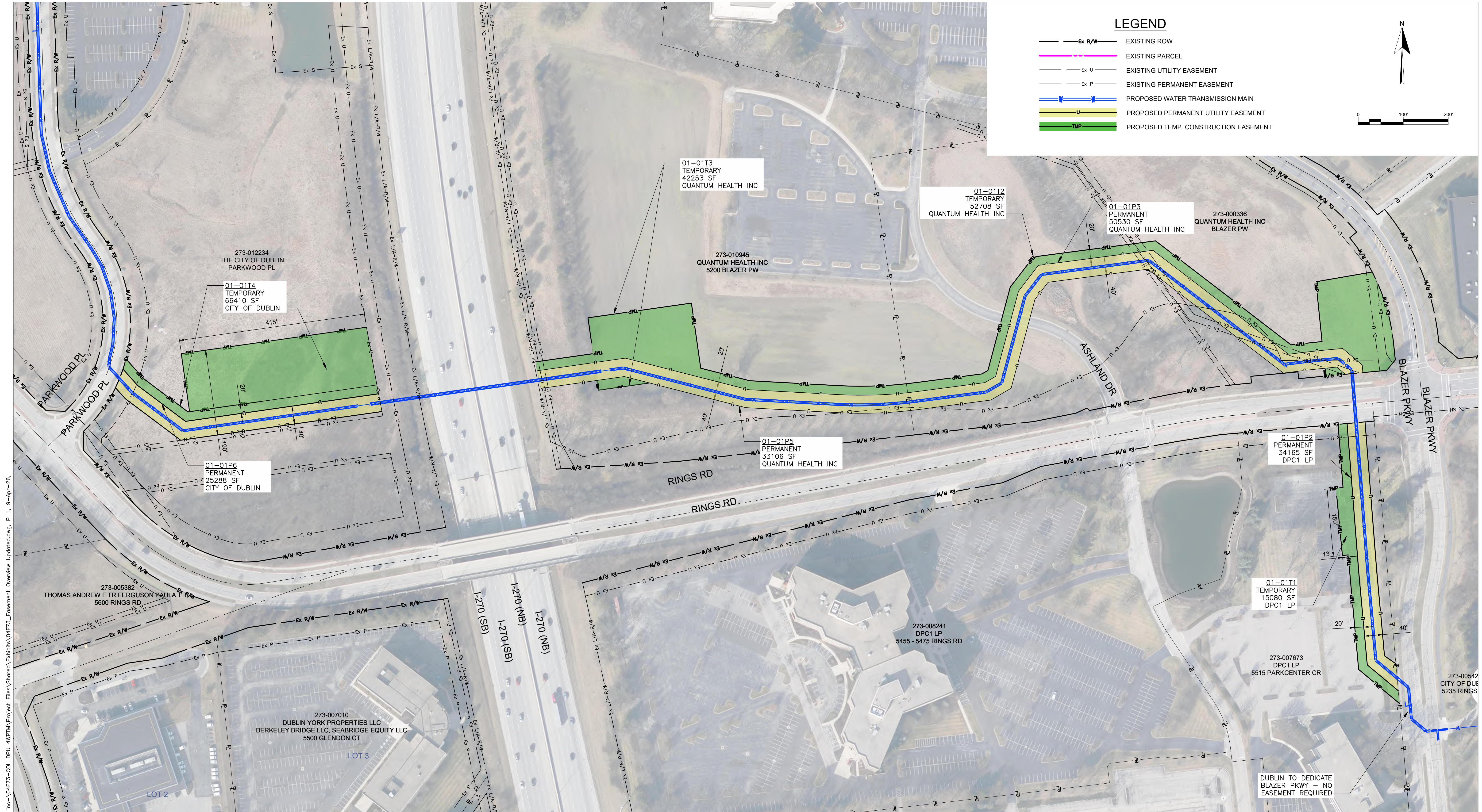
CITY OF COLUMBUS, OHIO
 COLUMBUS WATER & POWER
 DIVISION OF WATER

EASEMENT OVERVIEW

FOURTH WATER PLANT
 TRANSMISSION MAINS
 CIP NUMBER:690502-100001
 CONTRACT NUMBER:2358

SCALE
 HORZ: 1"=1250'

M2
 8



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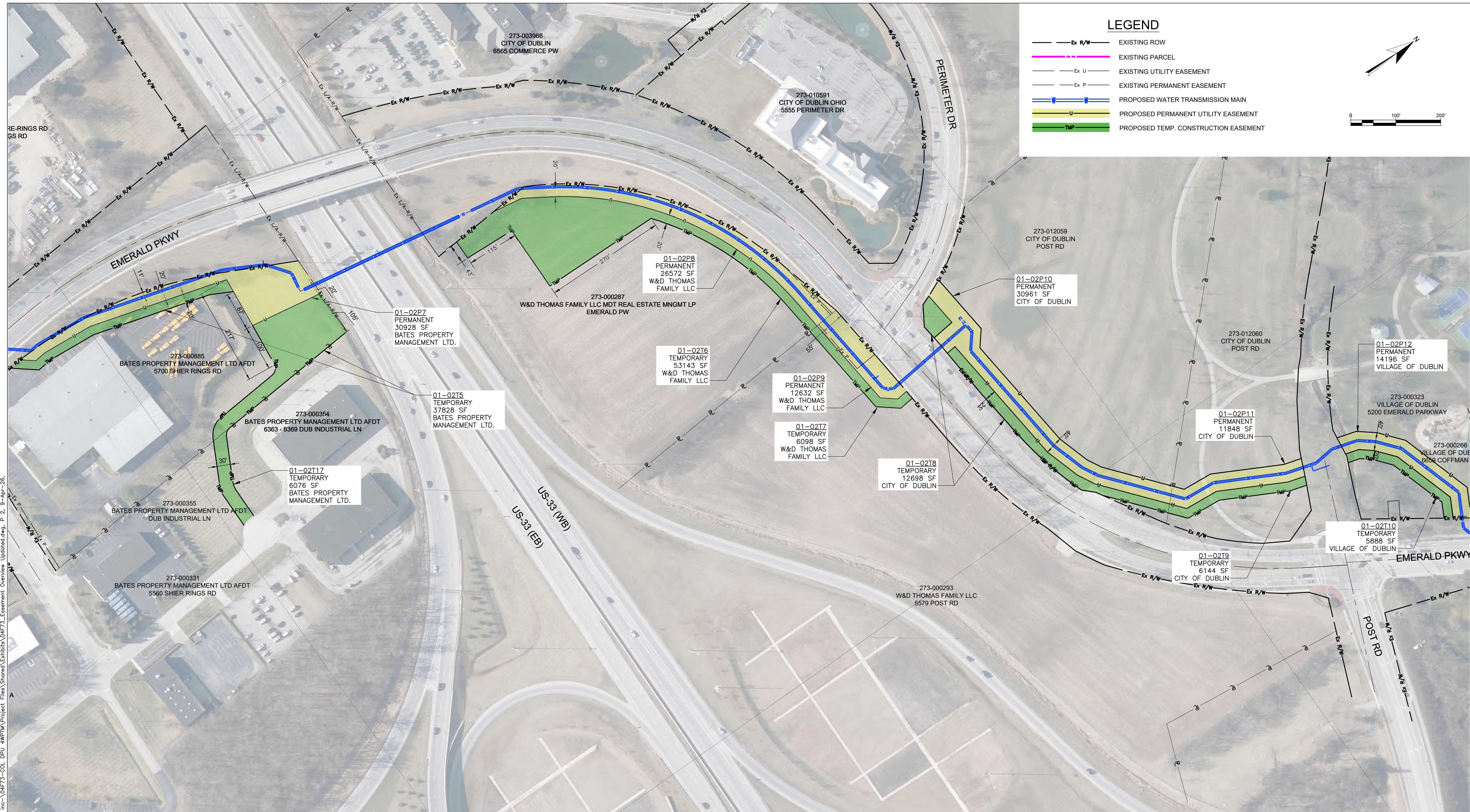


ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, OH 43229-1547

CITY OF COLUMBUS, OHIO
COLUMBUS WATER & POWER
DIVISION OF WATER

EASEMENT OVERVIEW
FOURTH WATER PLANT
TRANSMISSION MAINS
CIP NUMBER:690502-100001
CONTRACT NUMBER:2358

SCALE
HORZ: 1"=100'



EASEMENT REFERENCE		REVISIONS		
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engineers, architects, planners
2221 Schrock Road
Columbus, OH 43229-1547

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COLUMBUS WATER & POWER
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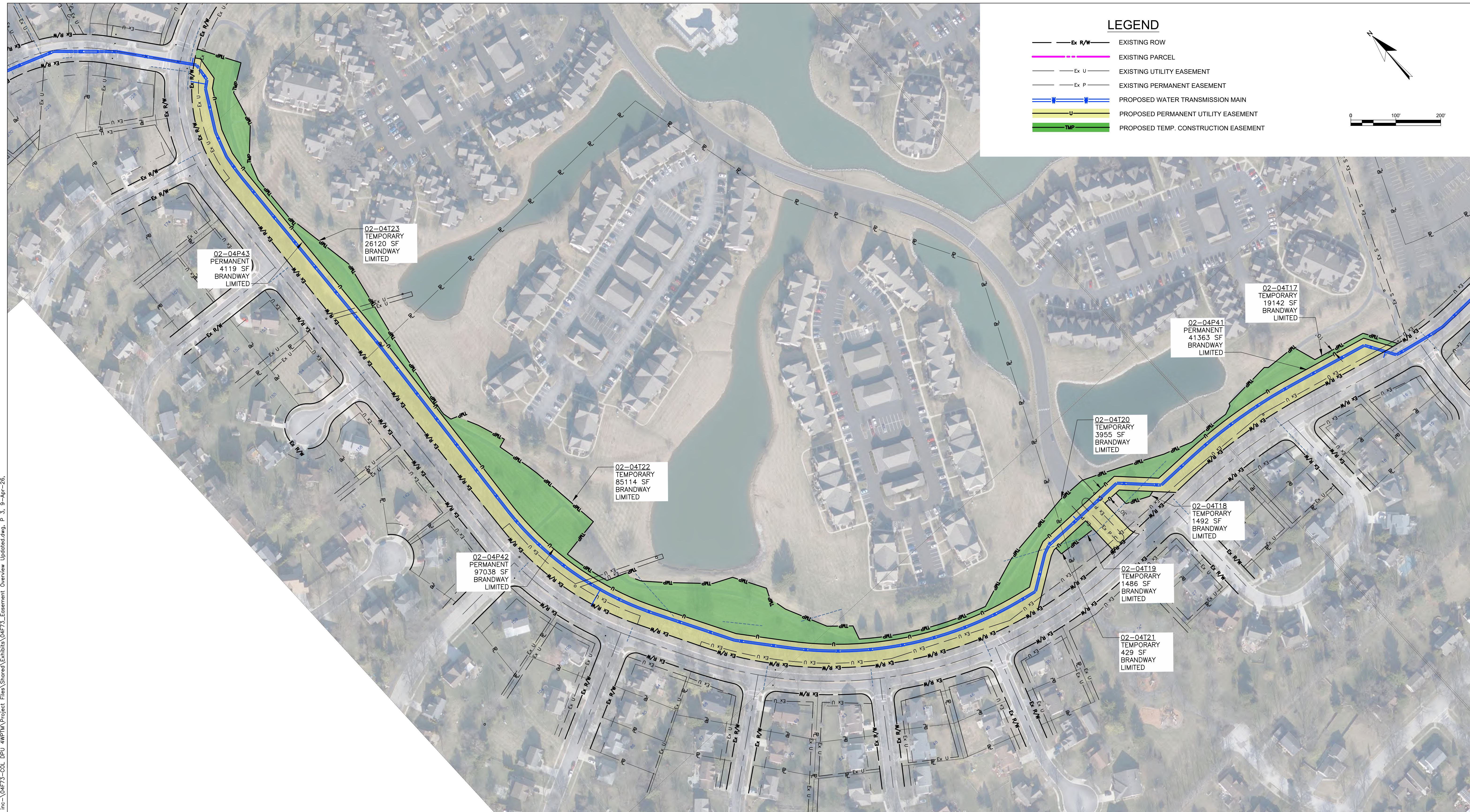
EASEMENT OVERVIEW

FOURTH WATER PLANT
TRANSMISSION MAINS
CIP NUMBER:690502-100001
CONTRACT NUMBER:2358

SCALE
HORZ: 1"=100'

2	8
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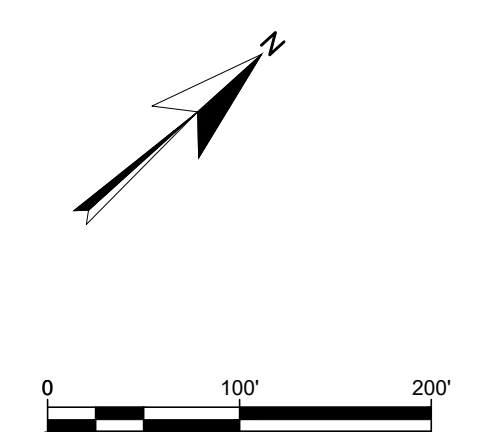
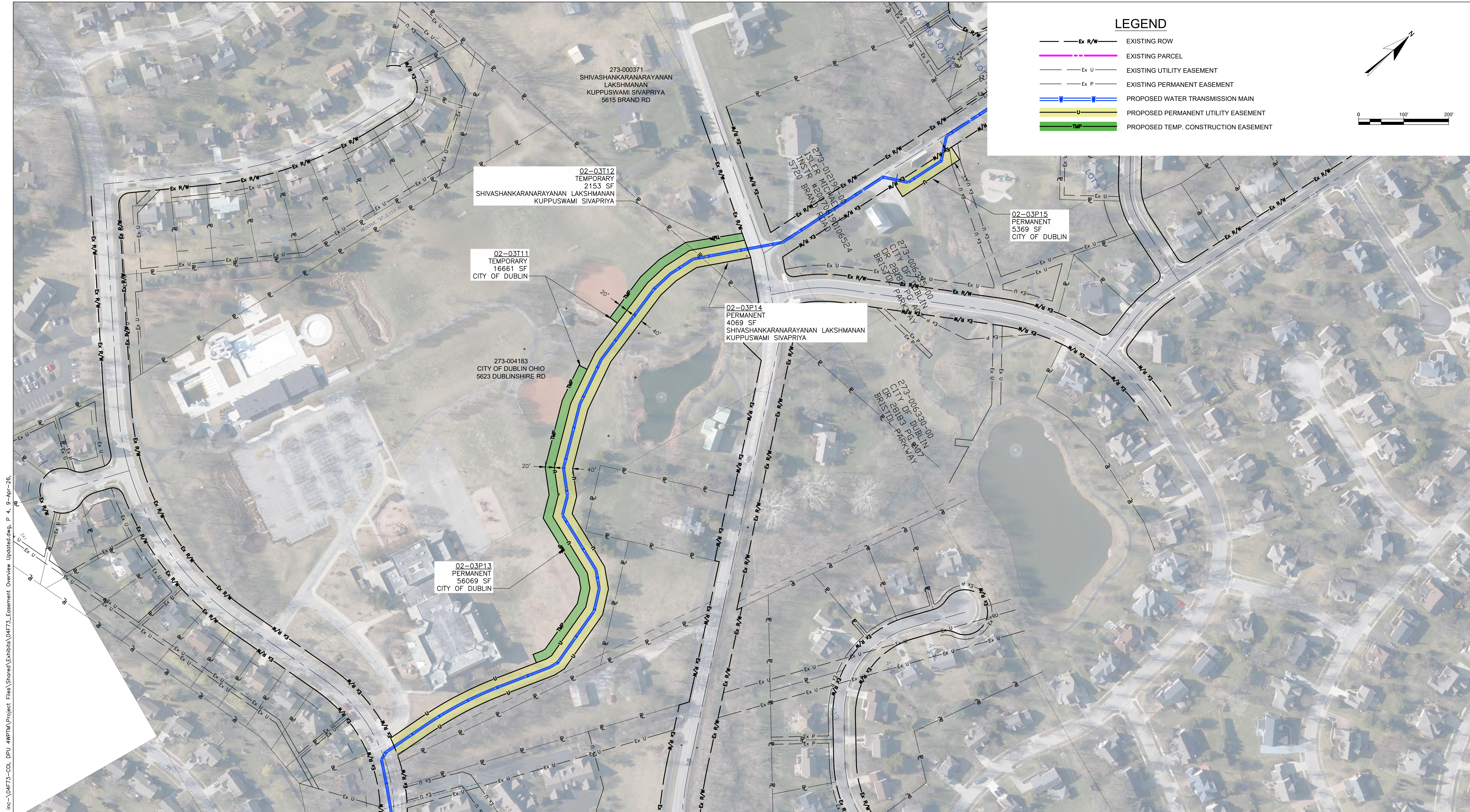
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EASEMENT OVERVIEW

FOURTH WATER PLANT
TRANSMISSION MAINS
CIP NUMBER:690502-100001
CONTRACT NUMBER:2358

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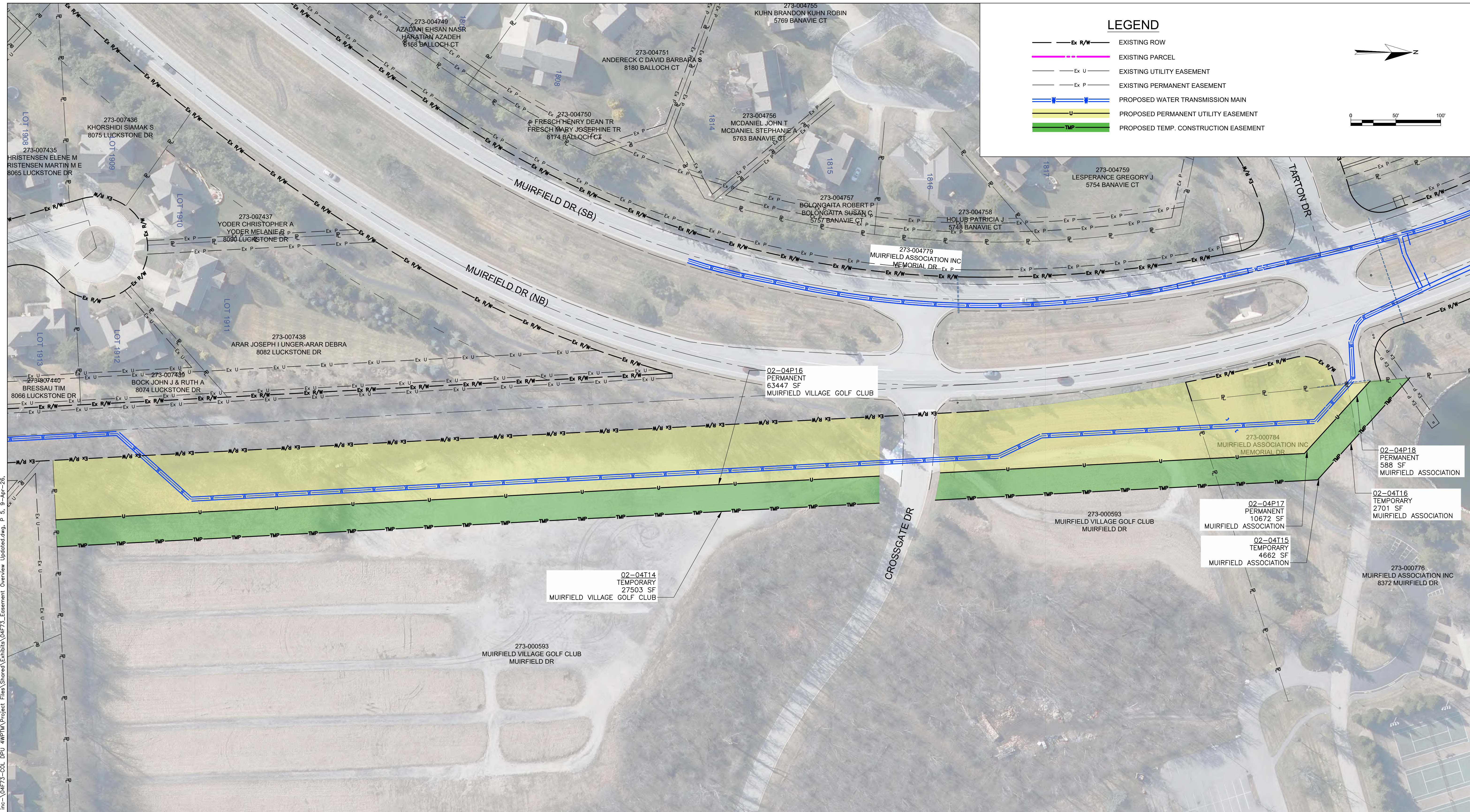
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EASEMENT OVERVIEW

FOURTH WATER PLANT
TRANSMISSION MAINS
CIP NUMBER:690502-100001
CONTRACT NUMBER:2358

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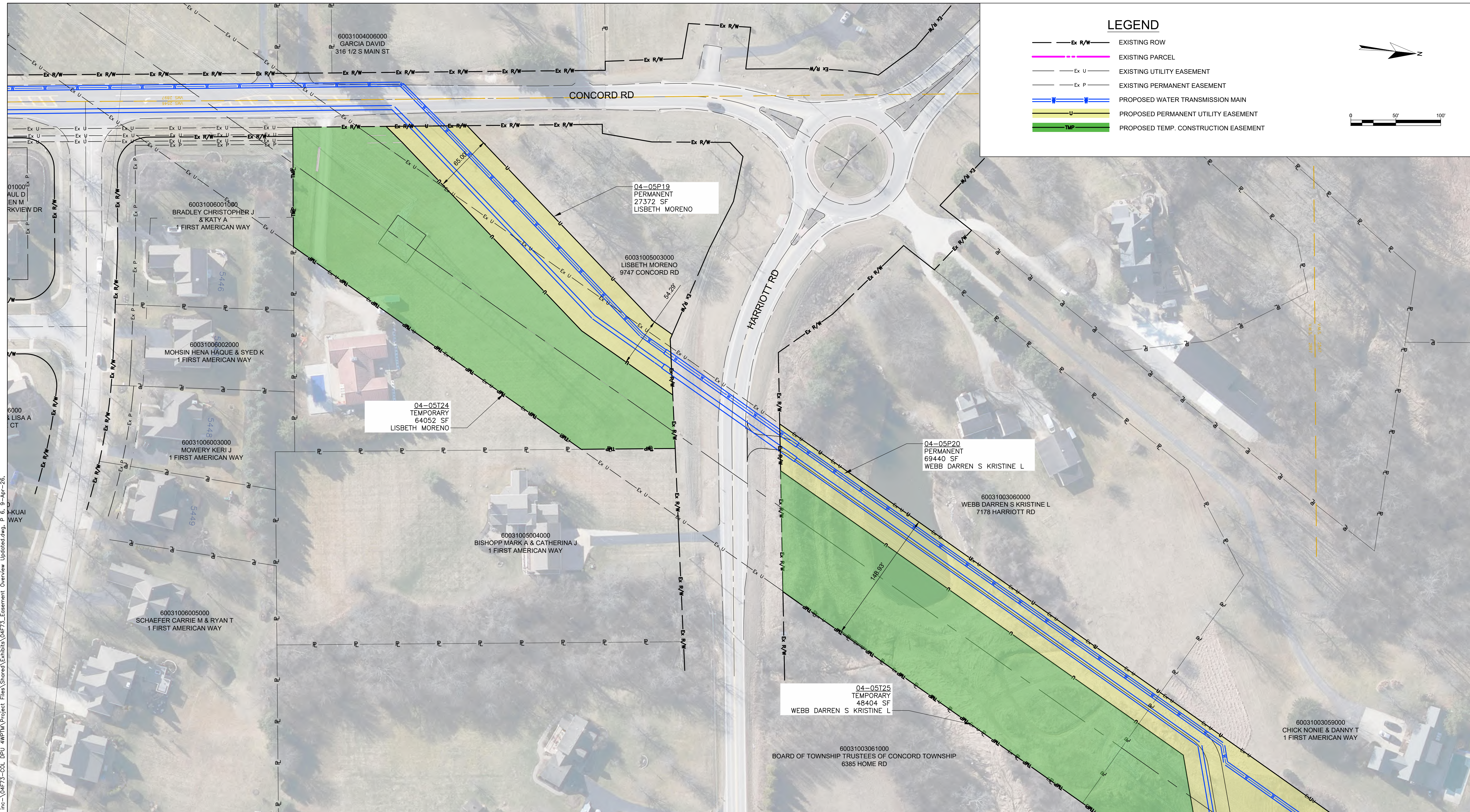
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DIVISION OF WATER

EASEMENT OVERVIEW

FOURTH WATER PLANT
TRANSMISSION MAINS
CIP NUMBER:690502-100001
CONTRACT NUMBER:2358

SCALE
HORZ: 1"=50'

5	8
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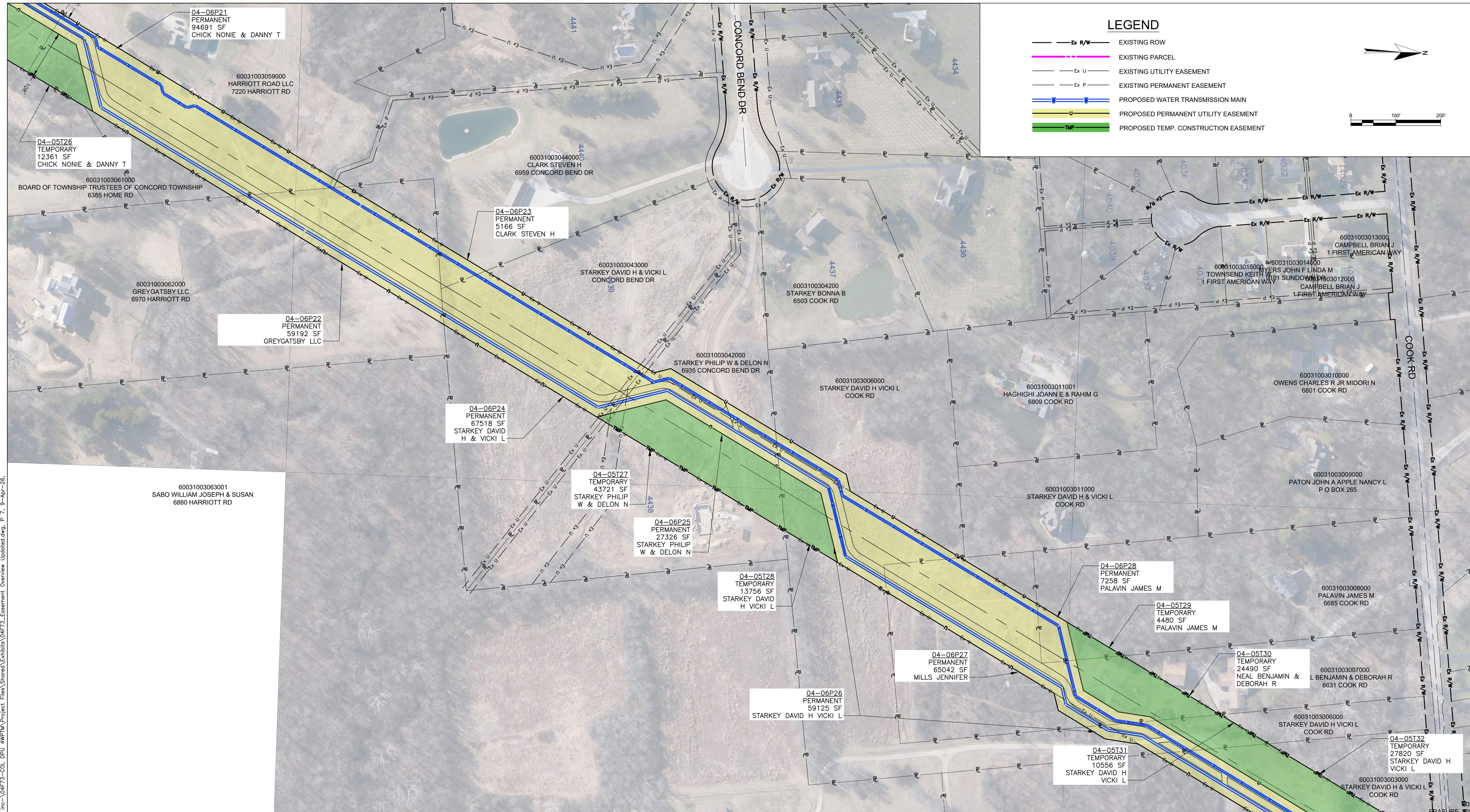
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DIVISION OF WATER

EASEMENT OVERVIEW

FOURTH WATER PLANT
TRANSMISSION MAINS
CIP NUMBER:690502-100001
CONTRACT NUMBER:2358

SCALE
HORZ: 1"=50'

6	8
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 DIVISION OF WATER

EASEMENT OVERVIEW
 FOURTH WATER PLANT
 TRANSMISSION MAINS
 CIP NUMBER: 690502-100001
 CONTRACT NUMBER: 2358

SCALE
 HORZ: 1"=100'

7
 8

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