

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, **RODNEY R. OWENS AND MARGARET M. OWENS**, husband and wife, in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable considerations to them paid by the City of Gahanna, Ohio, a municipal corporation, the receipt of which is hereby acknowledged, do hereby grant and release to said City of Gahanna, Ohio, its successors and assigns, forever, a 0.066 acre Access/ Utility Easement as shown on Exhibits "A" and "B", over and through the following described real estate attached hereto and made a part hereof:

On the parcel with tax ID : 025-001878

SEE ATTACHED EXHIBITS "A AND B"

The Access/ Utility Easement is granted for the purpose of constructing, using and maintaining all public utilities above and below the surface of the ground and appurtenant works in any part of said strip, including the right to clean, repair and care for said public utilities, together with the right of access to said strip for said purpose.

TO HAVE AND TO HOLD said premises unto said Grantee, the City of Gahanna, Ohio, its successors and assigns, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, Rodney R. Owens hereby covenants with the Grantee that they are the lawful owners of the above described real estate, that they are lawfully seized of the same in fee simple and have good, right and full power to make this grant, have hereunto set their hand this SEPTEMBER 21, 2014.

Signed Rodney R. Owens
Margaret M. Owens

STATE OF OHIO)ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, That on this 21 day of SEPTEMBER, 2014, before me, the subscriber, a Notary Public in and for the said State, personally came the above named RODNEY AND MARGARET OWENS, who acknowledged the signing of this instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



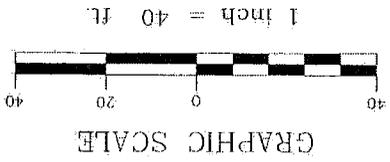
Sandra A. Maddy Weber
Notary Public
My Commission Expires 4-11-18

EXHIBIT A

PREPARED BY: **WATSON**

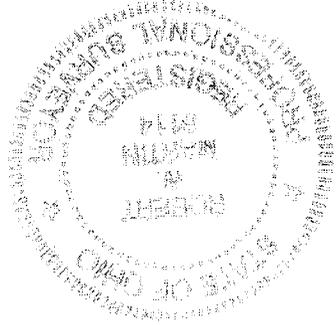
CONSULTING ENGINEERS & SURVEYORS
 83 Shull Avenue
 Gahanna, Ohio 43230
 Ph. (614) 414-7979

DRAWN BY	RWM
CHECKED BY	TLC
SCALE	1" = 40'



Line Table

Line #	Direction	Length
L1	S03°51'07"W	46.64
L2	S75°14'17"E	50.39
L3	S03°51'07"W	18.82
L4	N86°08'53"W	71.98
L5	N03°51'07"E	75.00
L6	S86°08'53"E	22.50



For the purpose of this description a bearing of North 86°08'53" West was held on the south line of said 0.680 acre parcel as shown in Instrument Number 20131230021680. This description and exhibit is based on documents of record. No actual field survey was performed.

BASIS OF BEARINGS

Robert W. Martin
 Professional Surveyor No. 8114
 Date: *Robert W. Martin 4-29-14*

Coey, Nolan E. and Sharon D.
 2.662 Acres
 Instr. 200202280053216
 PID 170-000990

Peat, David A. &
 Goodman, Robert E.
 1.132 Acres
 Instr. 200903240040377
 PID 025-001983

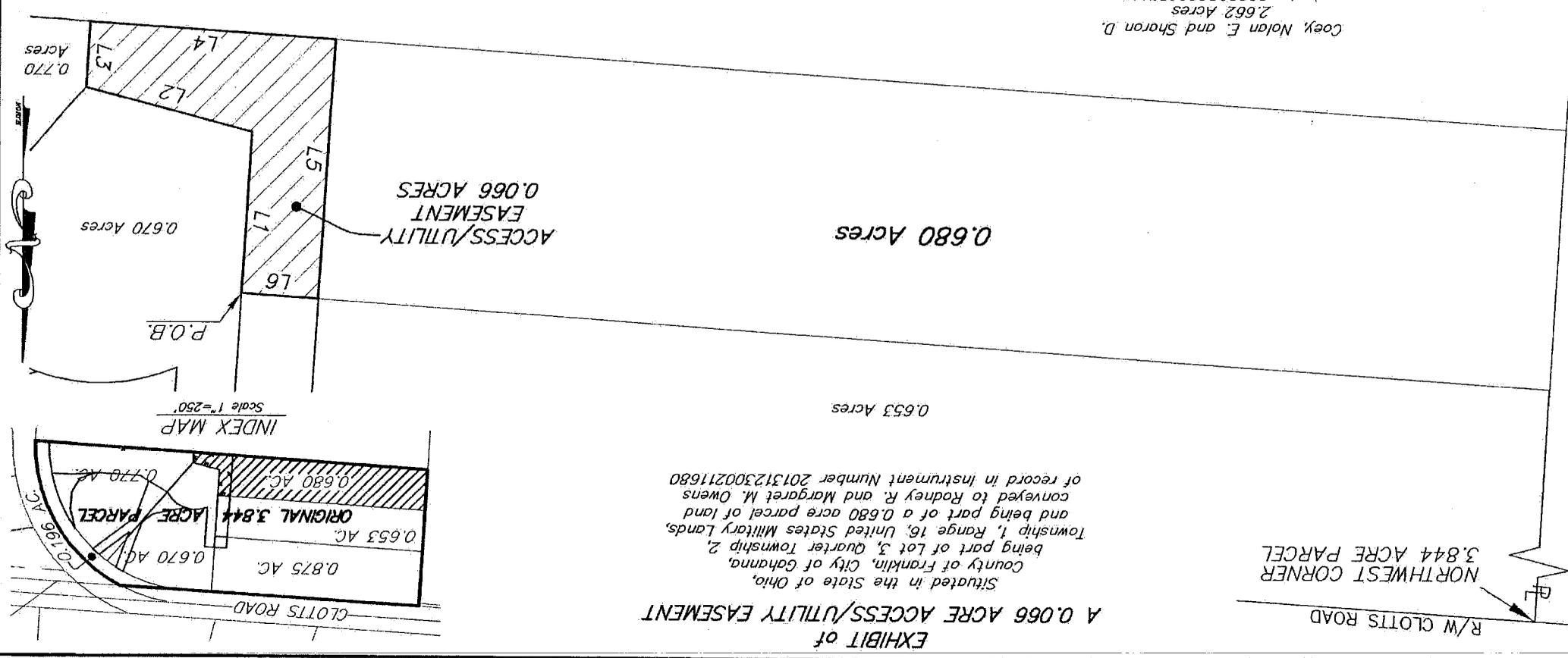


EXHIBIT of
A 0.066 ACRE ACCESS/UTILITY EASEMENT
 Situated in the State of Ohio,
 County of Franklin, City of Gahanna,
 being part of Lot 3, Quarter Township 2,
 Township 1, Range 16, United States Military Lands,
 and being part of a 0.680 acre parcel of land
 conveyed to Rodney R. and Margaret M. Owens
 of record in Instrument Number 20131230021680

R/W CLOTTS ROAD

NORTHWEST CORNER

3.844 ACRE PARCEL

EXHIBIT B

Description of a 0.066 acre Access and Utility Easement

Situate in the State of Ohio, County of Franklin, City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.680 acre parcel of land conveyed to Rodney R. and Margaret M. Owens of record in Instrument Number 201312300211680, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.066 acre Access and Utility Easement, being more fully described herein;

Beginning at the northeast corner of said 0.680 acre parcel,

Thence South $03^{\circ}51'07''$ West with the east line of said 0.680 acre parcel, a distance of 46.64 feet to an angle point in the east line of said 0.680 acre parcel;

Thence South $75^{\circ}14'17''$ East with the east line of said 0.680 acre parcel, a distance of 50.39 feet to an angle point in the east line of said 0.680 acre parcel;

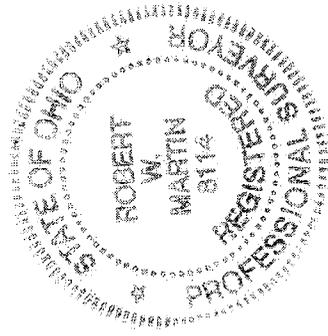
Thence South $03^{\circ}51'07''$ West with the east line of said 0.680 acre parcel, a distance of 18.82 feet to the southeast corner of said 0.680 acre parcel;

Thence North $86^{\circ}08'53''$ West, with the southerly line said 0.680 acre parcel, a distance of 71.98 feet to a point;

Thence North $03^{\circ}51'07''$ East, across said 0.680 acre parcel, a distance of 75.00 feet to the north line of said 0.680 acre parcel;

Thence South $86^{\circ}08'53''$ East with the north line of said 0.680 acre parcel, a distance of 22.50 feet to the True Point of Beginning of this Access and Utility Easement, containing 0.066 acres, subject to all easements and documents of record.

For the purpose of this description a bearing of North $86^{\circ}08'53''$ West was held on the south line of said 0.680 acre parcel as shown in Instrument Number 201312300211680. This description and exhibit is based on documents of record. No actual field survey was performed.



Robert W. Martin 4-29-14

Robert W. Martin

Date

Professional Surveyor No. 8114