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07/28/23 4:34PM WILKINSON CO
Terry J. Brown
Franklin County Recorder

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Taylor Poiate LLC, an Ohio limited liability company in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to it 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, an Easement over and through the following described real estate and shown on Exhibits "A and B" attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS "A AND B"

The Easement is granted for the purpose of constructing, using and maintaining a Sanitary Sewer and appurtenant works in any part of said strip, including the right to clean, repair and care for said Sanitary Sewer, 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, Taylor Pointe LLC 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 herunto set its hand this 29 day of October, 2014.

Signed and acknowledged in the presence of:

Kara L Perry
Witness

[Signature]
Witness

Taylor Pointe LLC
an Ohio limited liability company

By: The Kenney Company, LLC,
an Ohio limited liability company
Sole Member

By: [Signature]
Donald R. Kenney, Jr., Manager

STATE OF OHIO)ss:
COUNTY OF DELAWARE)

BE IT REMEMBERED, That on this 29th day of October, 2014, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Donald R. Kenney, Jr., as Manager of The Kenney Company, LLC, Sole Member of Taylor Pointe LLC, who acknowledged the signing of this instrument to be its 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.



Kara L Perry
Notary Public, State of Ohio
MY COMMISSION EXPIRES 8/9/15

[Signature]
Notary Public
My Commission Expires 8/9/15

This Instrument Prepared By:
City of Gahanna

Sanitary Sewer Easement Description - 0.175 Acre
West of Taylor Station Road
North of Cross Pointe Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township & Township 1, Range 15, United States Military District and being part of the that 4.41 acre tract of land delineated as Lot 2 of Crossroads Commerce Center of record in P at Book 94, Page 91;

Beginning, for reference, at an angle point in a northerly line of said Lot 2, also being the southeast corner of a 0.952 acre tract of land conveyed to Mark L. Sweatland and Judith P. Sweatland of record in Instrument No. 200804010049339 and also being the south-west corner of a 9.710 acre tract of land conveyed to Warehouse Specialists, LLC of record in Instrument No. 200610310216398;

Thence **S 86° 17' 54" E**, along the northerly line of said Lot 2 and along the southerly line of said 9.710 acre tract, **128.81 feet** to the **True Point of Beginning**;

Thence **S 86° 17' 54" E**, along the northerly line of said Lot 2 and along the southerly line of said 9.710 acre tract, **20.00 feet**.

Thence across said Lot 2, the following courses;

S 03° 44' 48" W, 75.65 feet;

S 86° 01' 52" W, 212.38 feet;

S 07° 22' 05" W, 73.55 feet;

S 03° 58' 08" E, 20.99 to a point in a southerly line of Lot 2, also being the northerly right-of-way line of Cross Pointe Road (40' R/W) as delineated upon the record plat for said Crossroads Commerce Center;

Thence **N 86° 01' 52" W**, with the southerly line of said Lot 2 and with the northerly right-of-way line of said Cross Pointe Road, **20.00 feet**;

Thence across said Lot 2, the following courses;

N 03° 58' 08" W, 19.01 feet;

N 07° 22' 05" W, 55.18 feet;

N 86° 01' 52" W, 215.83 feet;

N 03° 44' 48" E, 95.56 feet to the **True Point of Beginning**, Containing **0.175 acre**, more or less.

The above description was written from existing records and an actual field survey performed on 02/20/13. A drawing of the above description is attached hereto and made a part thereof.

The bearings shown herein are based on the centerline of Blatt Boulevard (N 69°46'30" E) of record in Plat Book 50, Pg. 54.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.



Jonathan E. Phelps 10/15/14
Jonathan E. Phelps, P.S. 6241 Date:

EXHIBIT B

