

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That **BROOKWOOD CONSTRUCTION CO. INC.** an Ohio corporation, in consideration of the sum of Ten Dollar(s) (\$10) 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 0.317 acre Utility Easement as shown on Exhibits "A" and "B" , a 0.078 acre Sanitary Sewer Easement as shown on Exhibits "A" and "C"; a 0.053 acre Drainage Easement as shown on Exhibits "A" and "D" and a Drainage and Walkway Easement as shown on Exhibits "E" and "F" over and through the following described real estate attached hereto and made a part hereof:

On parcel with Property Tax ID: 025-013683

SEE ATTACHED EXHIBITS "A, B, C, D, E AND F"

The 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. The Sanitary Sewer Easement is for the purpose of constructing, using and Maintaining a sanitary sewer. The Drainage and Walk easement is for the purpose of constructing a sidewalk for public use and for constructing and maintaining major stormwater drainage swales or other stormwater drainage facilities. The Drainage Easement is for the purpose of constructing and maintaining major stormwater swales or other stormwater drainage facilities. No above grade structures, dams or other obstructions to the flow of stormwater runoff are permitted within the Drainage Easement as delineated on the easements.

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.

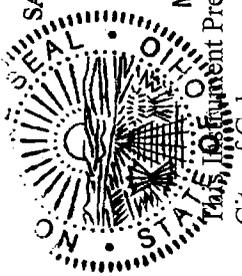
IN WITNESS WHEREOF, **Brookwood Construction Co. Inc.** hereby covenants with the Grantee that they are the lawful owners of the above described real estate, that they are lawfully seized of the same in fee simple and have good, right and full power to make this grant, have hereunto set their hand this

17 day of SEPTEMBER, 2014.

Signed [Signature]
Douglas E. Maddy
Its _____
)ss: _____
STATE OF OHIO
COUNTY OF FRANKLIN

BE IT REMEMBERED, That on this 17 day of SEPTEMBER, 2014
before me, the subscriber, a Notary Public in and for the said State, personally came the above named
Douglas Maddy, 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
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18

[Signature]
Notary Public
My Commission Expires 4-11-18

This instrument Prepared By:
City of Gahanna

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

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

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



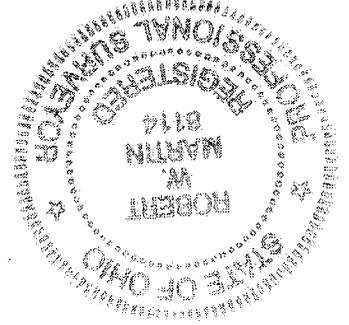
For the purpose of this description a bearing of North 86°08'53" West was held on the south line of said 0.770 acre parcel as shown in Instrument Number 201305300089450. This description and exhibit is based on documents of record. No actual field survey was performed.

BASIS OF BEARINGS

Line #	Direction	Length
L1	N86°08'53"W	263.20
L2	N03°51'07"E	18.82
L3	N41°03'59"E	71.27
L4	S58°47'34"E	57.83
L5	S86°09'20"E	78.29
L6	N85°22'56"E	47.57
L7	S86°09'20"E	34.88
L9	N86°09'20"W	34.88
L10	S85°22'56"W	47.57
L11	N71°34'58"E	32.45
L12	N31°18'54"E	30.34
L13	N03°39'52"E	31.83
L14	N14°57'19"W	35.61
L16	N41°03'59"E	112.32
L17	S20°56'40"W	12.66
L18	N53°02'12"E	69.09
L20	S53°02'12"W	95.73
L21	S20°56'40"W	71.57
L22	N58°47'34"W	39.27

Curve Table

Curve #	Delta	Length	Radius	Chord Bearing	Chord Distance
C1	122°22'4"	56.78	262.90	S04°47'08"E	56.66
C2	24°03'16"	110.37	262.90	S22°59'58"E	109.56
C3	319°23"	15.25	262.90	S47°15'23"E	15.25



- ① P.O.B. 0.317 ACRE ACCESS/UTILITY EASEMENT
- ② P.O.B. 0.078 ACRES SANITARY SEWER EASEMENT
- ③ P.O.B. 0.053 ACRES DRAINAGE EASEMENT

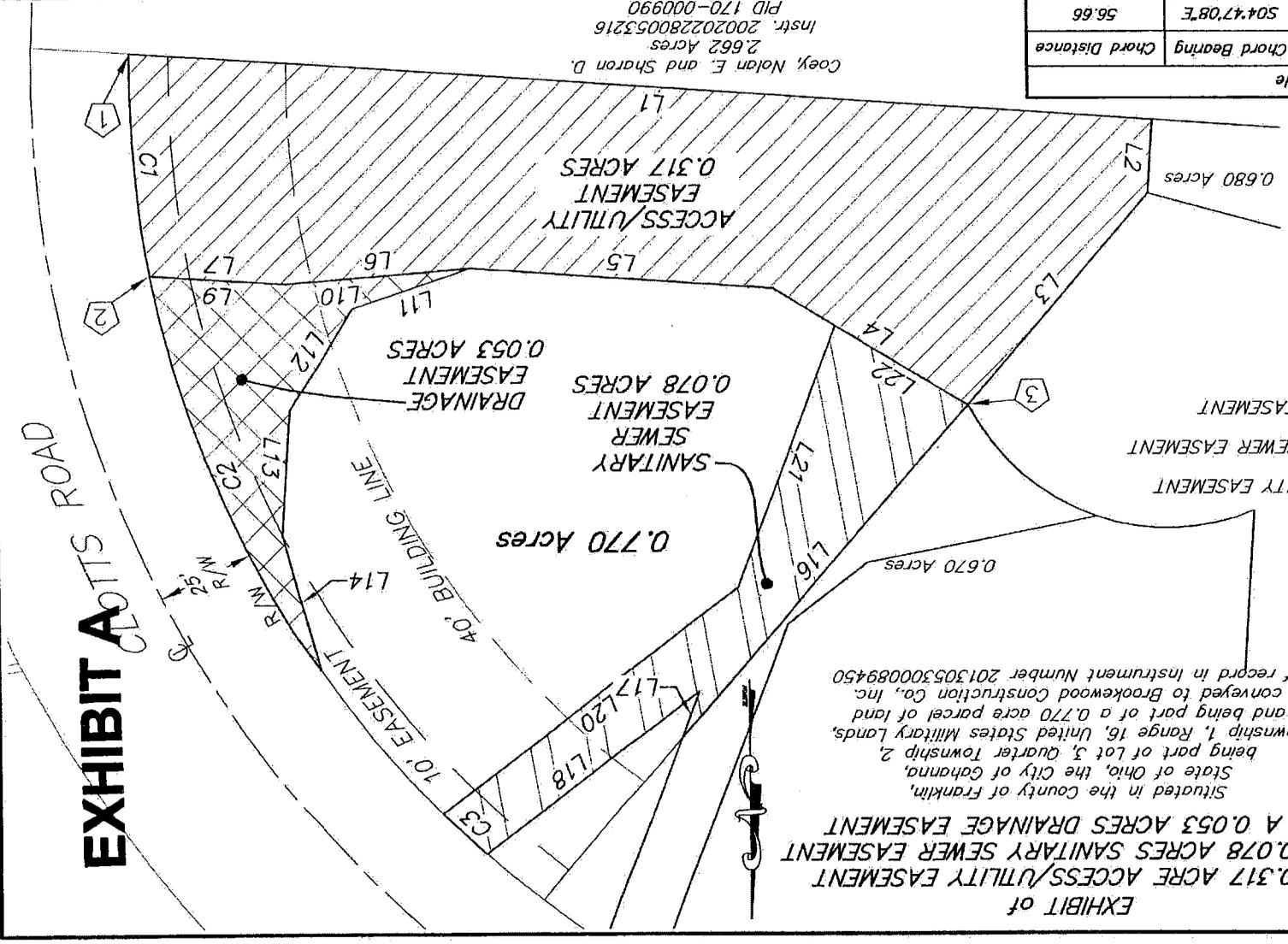


EXHIBIT of
 A 0.317 ACRE ACCESS/UTILITY EASEMENT
 & A 0.078 ACRES SANITARY SEWER EASEMENT
 & A 0.053 ACRES DRAINAGE EASEMENT
 Situated in the County of Franklin,
 State of Ohio, the City of Gahanna,
 Township 1, Range 16, United States Military Lands,
 being part of Lot 3, Quarter Township 2,
 and being part of a 0.770 acre parcel of land
 conveyed to Brookwood Construction Co., Inc.
 of record in Instrument Number 201305300089450

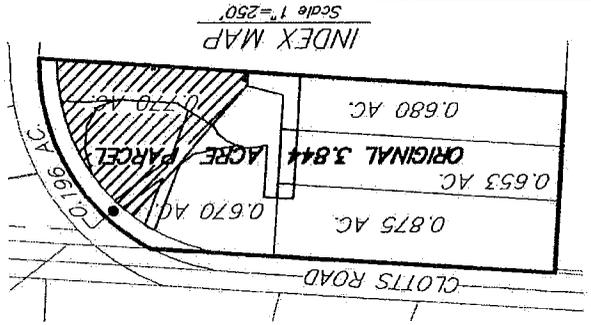


EXHIBIT A
 CLOTTS ROAD

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

EXHIBIT C

Description of a 0.078 acre Sanitary Sewer 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 0.770 acre parcel of land conveyed to Brookewood Construction Co. Inc. of record in Instrument Number 201305300089450, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.078 acre Sanitary Sewer Easement being more fully described herein;

Beginning for reference at the southeast corner of said 0.770 acre parcel;

Thence North $86^{\circ}08'53''$ West along the southerly line of said 0.770 acre parcel a distance of 263.20 feet to the southwest corner of said 0.770 acre parcel;

Thence North $03^{\circ}51'07''$ East with the west line of said 0.770 acre parcel, a distance of 18.82 feet to the northwest corner of said 0.770 acre parcel;

Thence North $41^{\circ}03'59''$ East with the northerly line of said 0.770 acre parcel, a distance of 71.27 feet to the True Point of Beginning of this 0.078 acre Sanitary Sewer Easement;

Thence North $41^{\circ}03'59''$ East with the northerly line of said 0.770 acre parcel, a distance of 112.32 feet to a point;

Thence South $20^{\circ}56'40''$ West across said 0.770 acre parcel, a distance of 12.66 feet to a point;

Thence North $53^{\circ}02'12''$ East across said 0.770 acre parcel, a distance of 69.09 feet to a point on the Right of Way of Clotts Road (Right of Way Varies);

Thence with the Right of Way of said Clotts Road, 15.25 feet along the arc of a non-tangent curve to the right, having a radius of 262.90 feet, a central angle of $3^{\circ}19'23''$, the chord of which bears South $47^{\circ}15'23''$ East, a chord distance of 15.25 feet to a point;

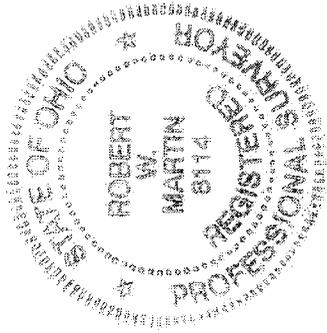
Thence across said 0.770 acre parcel the following 3 courses:

South $53^{\circ}02'12''$ West, a distance of 95.73 feet to a point;

South $20^{\circ}56'40''$ West, a distance of 71.57 feet to a point;

North $58^{\circ}47'34''$ West, a distance of 39.27 feet to the True Point of Beginning of this Sanitary Sewer Easement, containing 0.078 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of North 86°08'53" West was held on the south line of said 0.770 acre parcel as shown in Instrument Number 201305300089450. 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
Professional Surveyor No. 8114

Date

EXHIBIT D

Description of a 0.053 acre Drainage 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 0.770 acre parcel of land conveyed to Brookwood Construction Co. Inc. of record in Instrument Number 201305300089450, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.053 acre Drainage Easement being more fully described herein;

Beginning for reference at the southeast corner of said 0.770 acre parcel;

Thence with the Right-of Way of Clotts Road (Right of Way Varies), 56.78 feet along the arc of a non-tangent curve to the left, having a radius of 262.90 feet, a central angle of $12^{\circ}22'24''$, the chord of which bears North $04^{\circ}47'08''$ West, a chord distance of 56.66 feet to the True Point of Beginning of this 0.053 acre Drainage Easement;

Thence crossing said 0.770 acre parcel with the following 6 courses:

North $86^{\circ}09'20''$ West, a distance of 34.88 feet to a point;

South $85^{\circ}22'56''$ West, a distance of 47.57 feet to a point;

North $71^{\circ}34'58''$ East, a distance of 32.45 feet to a point;

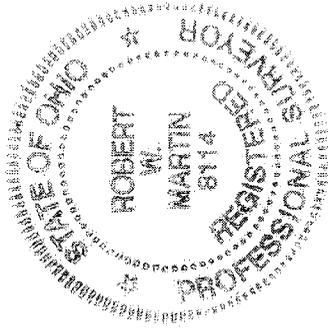
North $31^{\circ}18'54''$ East, a distance of 30.34 feet to a point;

North $03^{\circ}39'52''$ East, a distance of 31.83 feet to a point;

North $14^{\circ}57'19''$ West, a distance of 35.61 feet to a point on the Right of Way of said Clotts Road;

Thence with the said Right of Way of Clotts Road, 110.37 feet along the arc of a non-tangent curve to the right, having a radius of 262.90 feet, a central angle of $24^{\circ}03'16''$, the chord of which bears South $22^{\circ}59'58''$ East, a chord distance of 109.56 feet to the True Point of Beginning of this Drainage Easement, containing 0.053 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 0.770 acre parcel as shown in Instrument Number 201305300089450. This description and exhibit is based on documents of record. No actual field survey was performed.

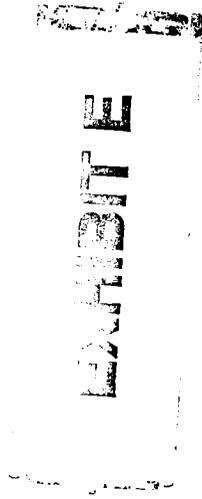


Robert W. Martin 4-29-14

Robert W. Martin

Date

Professional Surveyor No. 8114



Description of a 0.056 acre Drainage and Walk 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 0.770 acre parcel of land conveyed to Brookewood Construction Co. Inc. of record in Instrument Number 201305300089450, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.056 acre Drainage and Walk Easement being more fully described herein;

Beginning at the southeast corner of said 0.770 acre parcel,

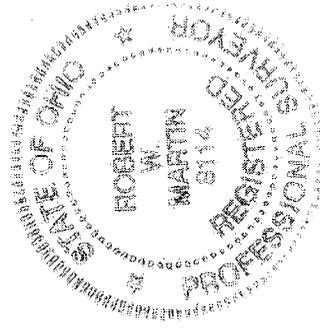
Thence North 86°08'53" West, with the south line of said 0.770 acre parcel, a distance of 10.01 feet point;

Thence across said 0.770 acre parcel, 240.37 feet along the arc of a non-tangent curve to the left, having a radius of 252.90 feet, a central angle of 54°27'29", the chord of which bears North 25°55'29" West, a chord distance of 231.43 feet to a point on the northerly line of said 0.770 acre parcel;

Thence North 41°03'59" East with the northerly line of said 0.770 acre parcel, a distance of 10.03 feet to a point on the Right of Way of Clotts Road (Right of Way Varies);

Thence with the Right of Way of said Clotts Road, 249.59 feet along the arc of a non-tangent curve to the right, having a radius of 262.90 feet, a central angle of 54°23'39", the chord of which bears South 25°47'45" East, a chord distance of 240.32 feet to the True Point of Beginning of this Drainage and Walk Easement, containing 0.056 acres, subject to all easements and documents of record.

For the purpose of this description a bearing of North 86°08'53" West was held on the south line of said 0.770 acre parcel as shown in Instrument Number 201305300089450. 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

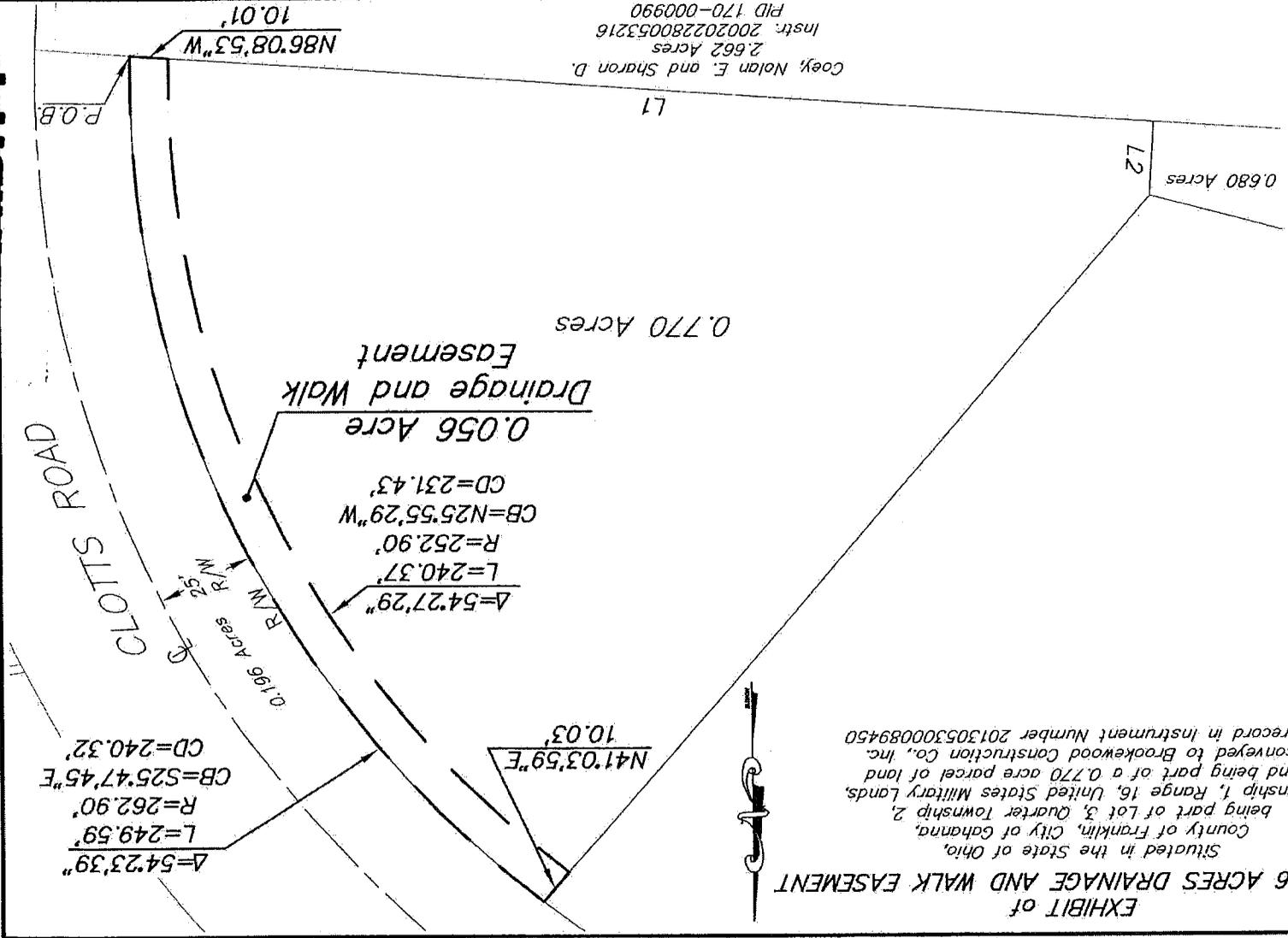
EXHIBIT F

PREPARED BY: **WATSON**

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

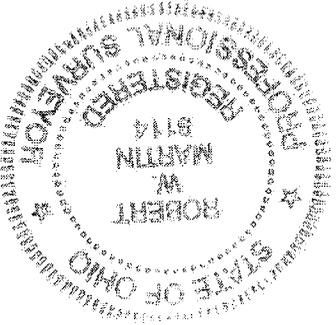
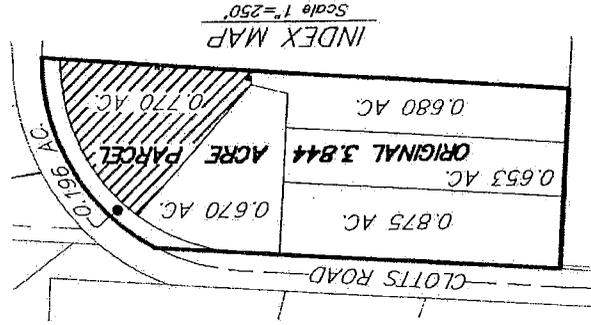
DRAWN BY	RWM
CHECKED BY	TLC
SCALE	1" = 40'

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

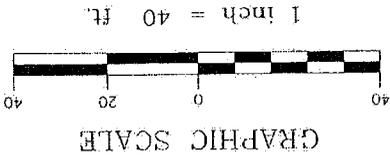


**EXHIBIT of
 A 0.056 ACRES DRAINAGE AND WALK EASEMENT**

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 0.770 acre parcel of land
 conveyed to Brookwood Construction Co., Inc.
 of record in Instrument Number 201305300089450



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



BASIS OF BEARINGS

For the purpose of this description a bearing of North 86°08'53" West was held on the south line of said 0.770 acre parcel as shown in Instrument Number 201305300089450. This description and exhibit is based on documents of record. No actual field survey was performed.