

Undertaking No. A0083A1

Parcel No.025-001805

### **AT&T NON-EXCLUSIVE EASEMENT**

For good and valuable considerations, receipt of which is hereby acknowledged, the undersigned **CITY OF GAHANNA**, an Ohio metropolitan housing authority, (“GRANTOR”) hereby grants and conveys with limited warranty covenants, subject to the those exceptions set forth on Exhibit D, attached hereto and incorporated herein, to The Ohio Bell Telephone Company dba AT&T Ohio, an Ohio Corporation, and its affiliates and licensees, successors and assigns (collectively “Grantee”) a non-exclusive easement in, under, over, upon and across the Easement Area (defined below), for the purposes of and in order to construct, reconstruct, modify, supplement, maintain, operate and/or remove facilities for the transmission of signals used in the provision of communication, video and/or information services and/or any other services or uses for which such facilities may be used including, but not limited to, poles, guys, anchors, and messenger strand, equipment cabinets or enclosures and support posts or pads, cables, wires, pedestals or other above-ground cable or wire enclosures, marker posts and signs, and other related or useful equipment, fixtures, appurtenances and facilities, (as defined below) to provide service to such facilities and the right of ingress and egress across the Property and the Easement Area for the purpose of access to and use of the easement granted herein.

The Property is legally described as: Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 1, Township 1, Range 17, of the United States Military Lands, conveyed to CITY OF GAHANNA by Deed Book 3085, Page 138 of the Franklin County Records.

The Easement Area is legally described as: a 6’ x 574’ Strip as shown in exhibit “A” attached hereto and made a part hereof: Non-Exclusive Easement Strip.

Grantee shall indemnify and save harmless the owners of the Property from any and all damages to the Property or persons by reason of the location, construction, installation, of maintenance of said company’s equipment on said property.

Grantee hereby agrees to restore all property disturbed by its activities in use of the easement to the condition existing prior to the disturbance.

Grantee shall have the right to remove or trim such trees and brush in the Easement Area as is necessary to exercise the rights conveyed herein.



EXHIBIT 'A'

DESCRIPTION OF AT&T 6 FOOT NON-EXCLUSIVE STRIP EASEMENT  
(The Ohio Bell Telephone Company)

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Section 1, Township 1, Range 17, of the United States Military Lands, and being located in a 25.082 acre tract (a.k.a. Parcel 2) as conveyed to the Village of Gahanna in Deed Book 3085 pg. 138 at the Franklin County Recorder's Office, being bounded and described as follows;

Commencing at the Centerline intersections of Ridenour Road (60' Right of Way) and Rugby Lane (50' Right of Way), thence N.25° 20' 35" E., a distance of 205.85', with the Centerline of Ridenour Road to a point;

Thence S. 64° 39' 25" E., a distance of 30.00', leaving said Centerline, to a point in the East Right of Way line of Ridenour Road, said point also being the True Point of Beginning;

Thence N. 25° 20' 35" E., a distance of 26.93' with said East Right of Way line to a point;

Thence crossing through said 25.082 acre tract, the following 8 courses;

N. 33° 08' 31" E., a distance of 92.78' to a point;

N. 26° 06' 05" E., a distance of 192.35' to a point;

N. 17° 25' 10" E., a distance of 260.35' to a point;

S. 71° 28' 27" E., a distance of 6.00' to a point

S. 17° 25' 10" W., a distance of 260.69' to a point;

S. 26° 06' 05" W., a distance of 193.18' to a point;

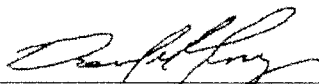
S. 33° 08' 31" W., a distance of 119.82' to a point;

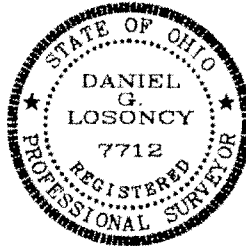
N. 56° 51' 29" W., a distance of 2.35' to the Point of Beginning. Containing 3388.7 square feet or 0.078 acres.

Being a part of Tax Parcel Number 025-001805

Basis of Bearings being the Centerline OF Ridenour Road as N. 25° 20' 35" E. as shown in the plat of Imperial Rise Plat 4 as shown in Plat Book 54 Page 78.

Preceding description prepared by Daniel G. Losoncy, P.S. 7712, of Thayer Power & Communication Line Construction Co., LLC, for AT&T.

  
Daniel G. Losoncy Reg. Surveyor No. 7712      09/11/15      Date



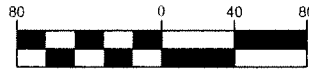
PLAN PREPARED BY:

**THAYER POWER AND COMMUNICATION  
LINE CONSTRUCTION CO. LLC.**

950 Freeway Drive North, Columbus, Ohio 43229 Office: (614) 431-9292 Fax: (614) 431-9595

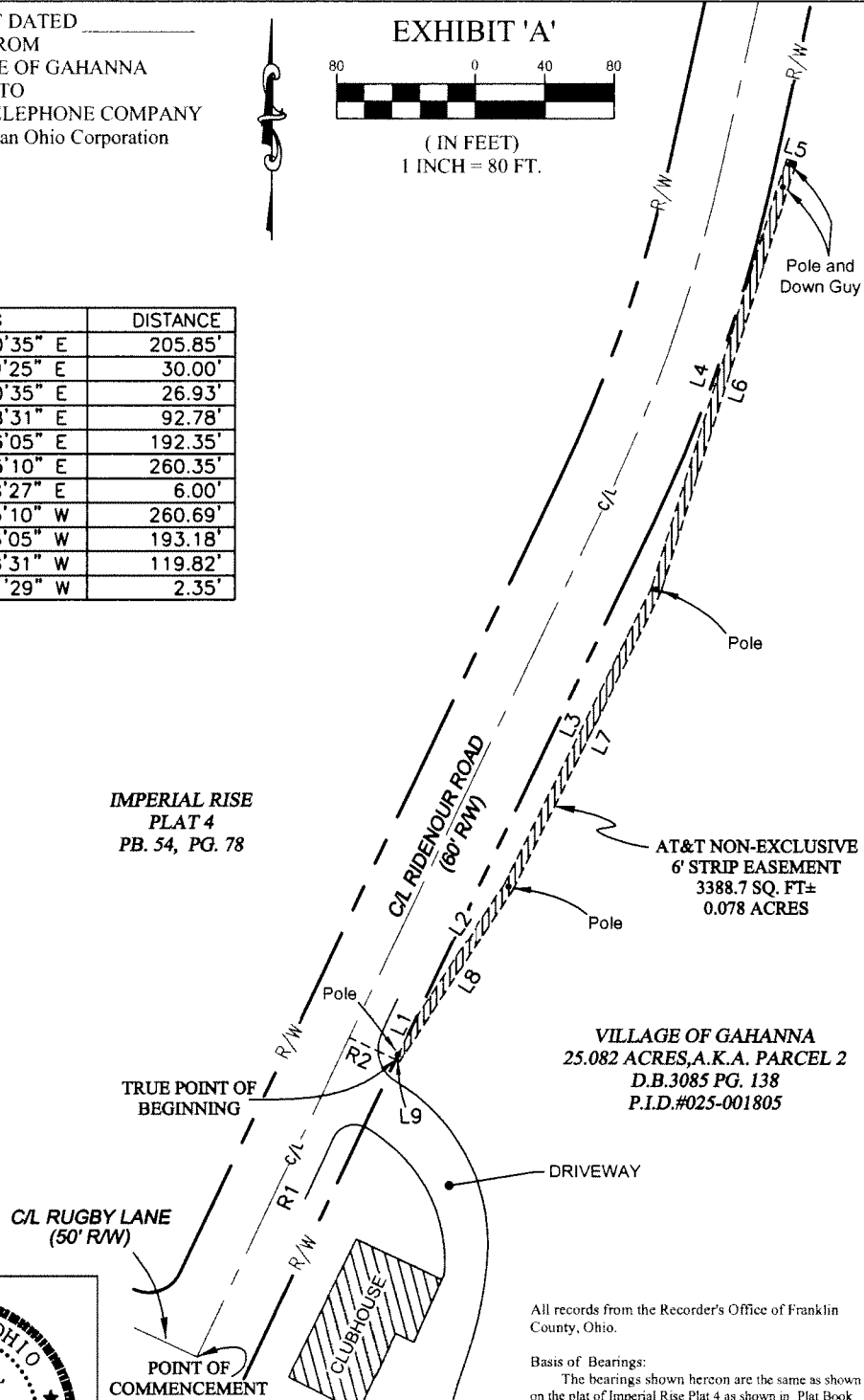
TO AN EASEMENT DATED \_\_\_\_\_  
FROM  
THE VILLAGE OF GAHANNA  
TO  
THE OHIO BELL TELEPHONE COMPANY  
dba AT&T Ohio, an Ohio Corporation

**EXHIBIT 'A'**



( IN FEET )  
1 INCH = 80 FT.

LINE	BEARING	DISTANCE
R1	N 25°20'35" E	205.85'
R2	S 64°39'25" E	30.00'
L1	N 25°20'35" E	26.93'
L2	N 33°08'31" E	92.78'
L3	N 26°06'05" E	192.35'
L4	N 17°25'10" E	260.35'
L5	S 71°28'27" E	6.00'
L6	S 17°25'10" W	260.69'
L7	S 26°06'05" W	193.18'
L8	S 33°08'31" W	119.82'
L9	N 56°51'29" W	2.35'



IMPERIAL RISE  
PLAT 4  
PB. 54, PG. 78

AT&T NON-EXCLUSIVE  
6' STRIP EASEMENT  
3388.7 SQ. FT±  
0.078 ACRES

VILLAGE OF GAHANNA  
25.082 ACRES, A.K.A. PARCEL 2  
D.B.3085 PG. 138  
P.I.D.#025-001805



POINT OF COMMENCEMENT  
Subject to all legal easements and rights of way of record.

I hereby certify that this plot was prepared from existing public records and that said exhibit correctly defines the limits of the parcel shown hereon.

*Daniel G. Losoncy*  
Daniel G. Losoncy Reg. Surveyor 7712 Date 09/11/15

All records from the Recorder's Office of Franklin County, Ohio.

Basis of Bearings:  
The bearings shown hereon are the same as shown on the plat of Imperial Rise Plat 4 as shown in Plat Book 54, Pg. 78, referencing the centerline of Ridenour Rd. as having a bearing of N. 25° 20' 35" E.

This document was prepared by Thayer Power & Communication for the limited use of the Ohio Bell Telephone Company to identify the easement location and is not intended to represent an accurate survey of the property.

DATE: 09-11-15	SBC UT#: A0083A1	DRAWN BY: DGL	PAGE #: 1 OF 1	TOWNSHIP: JEFFERSON
	PROJECT: AT&T 6 FOOT WIDE NON-EXCLUSIVE STRIP EASEMENT ON THE PROPERTY OF THE VILLAGE OF GAHANNA			CITY: GAHANNA
				COUNTY: FRANKLIN
				STATE: OHIO