

TRANSFER
NOT NECESSARY

OCT 25 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

DEED OF EASEMENT

CONVEYANCE TAX EXEMPT	
P	MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

KNOW ALL MEN BY THESE PRESENTS, That the Residences at Central Park LLC in consideration of the sum of One Dollar(s) (\$1.00) 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, 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"

201310250180398
 Pgs: 4 \$64.00 T20130094805
 10/25/2013 1:32PM BXGAHANNA BOX
 Terry J. Brown
 Franklin County Recorder

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, Residences at Central Park 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 hereunto set their hand this 4th day of October, 2013.

Signed and acknowledged in the presence of:

Residences at Central Park LLC

By: Metro Development LLC, its sole member

By: [Signature]
Rowland (Tre) S. Giller III, President

STATE OF OHIO)ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, That on this 4th day of October, 2013, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Rowland S. Giller, President of Metro Development LLC, sole member of Residences at Central Park LLC, who acknowledged the signing of this instrument to be his voluntary act and deed on behalf of himself and on behalf of said companies 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.

[Signature]
Notary Public

My Commission Expires 09/28/18

This Instrument Prepared By:
City of Gahanna

Gahanna Title Box



BETTY C. SARGENT
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Knox County
My Comm. Exp. 9/28/18

EXHIBIT A

Sanitary Easement Exhibit ~ 0.483 Ac.

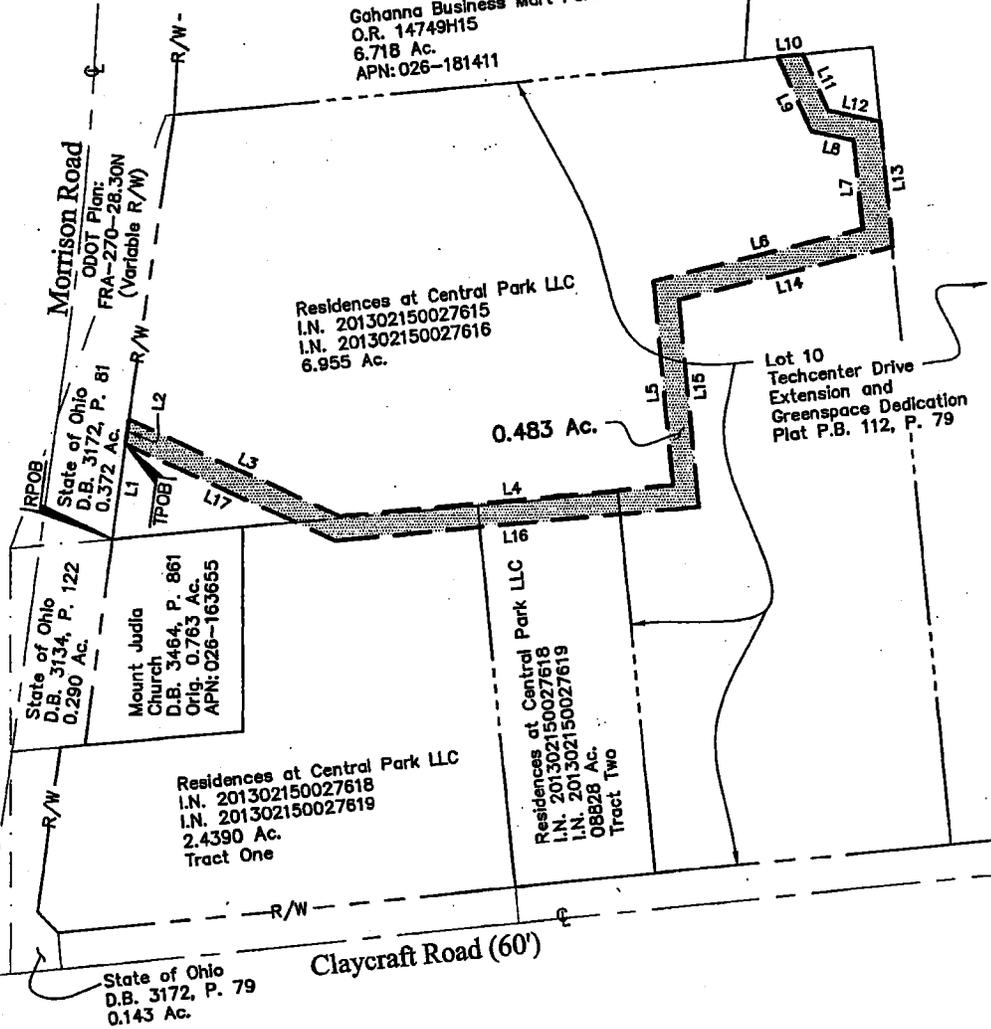
City of Gahanna, Franklin County, Ohio
 Quarter Township 3, Township 1, Range 16
 United States Military District

Value Recovery
 Group II, LLC
 I.N. 200712200217547
 Orig. 21.8243 Ac.

Gahanna Business Mart Partnership
 O.R. 14749H15
 6.718 Ac.
 APN: 026-181411

Residences at Central Park LLC
 I.N. 201302150027615
 I.N. 201302150027616
 6.955 Ac.

Lot 10
 Techcenter Drive
 Extension and
 Greenspace Dedication
 Plat P.B. 112, P. 79



LINE	BEARING	LENGTH
L1	N08°16'18"E	81.00'
L2	N08°16'18"E	20.92'
L3	S64°41'58"E	193.98'
L4	N85°08'22"E	285.34'
L5	N05°12'28"W	172.34'

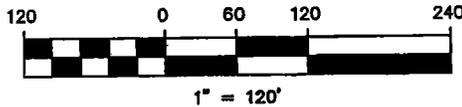
LINE	BEARING	LENGTH
L6	N76°34'43"E	181.34'
L7	N05°12'28"W	74.98'
L8	N77°36'36"W	36.76'
L9	N23°49'57"W	68.53'
L10	N84°47'32"E	21.11'

LINE	BEARING	LENGTH
L11	S23°49'57"E	51.64'
L12	S77°36'36"E	44.40'
L13	S05°12'28"E	105.54'
L14	S76°34'43"W	184.37'
L15	S05°12'28"E	175.14'

LINE	BEARING	LENGTH
L16	S85°08'22"W	310.85'
L17	N64°41'58"W	193.22'

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 24' 55" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

This drawing is based on existing records and an actual field survey performed by Advanced Civil Design, Inc. in May, 2008.



DRAWN BY: *DRB* JOB NO.: 10-0033-128
 DATE: 03/13/2012 CHECKED BY: *JCD*

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

STATE OF OHIO
 JOHN
 C.
 DODGSON
 3-8089
 Registered Surveyor

John C. Dodgson
 Date: 10/11/2012

Z:\10-0033-128\dwg\SURVEY\0033-128 sen exam1.dwg Layout1 Oct 11, 2013 - 3:29:17pm jdodgson

**Sanitary Easement Description ~ 0.483 Acre
North Side of Claycraft Road
East Side of Morrison Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District and being part of a 6.955 acre tract conveyed to Residences at Central Park LLC of record in Instrument Number 201302150027615 and in Instrument Number 201302150027616, being part of Lot 10 of Techcenter Drive Extension and Greenspace Dedication Plat of record in Plat Book 12 Page 79-84, being part of a 2.4390 acre tract (Tract One) and a 0.8828 acre tract (Tract Two) conveyed to Residences at Central Park LLC of record in Instrument Number 201302150027618 and in Instrument Number 201302150027619, being part of Lot 7 of David Taylor's Subdivision of record in Plat Book 1, Page 10, and described as follows:

Beginning, for Reference, at the most west corner of said 6.955 acre tract, being the northwest corner of a 0.763 acre tract conveyed to Mount Judia Church of record in Deed Book 3464, Page 861, being the northeast corner of a 0.290 acre tract conveyed to the State of Ohio of record in Deed Book 3134, Page 122, being the southeast corner of a 0.372 acre tract conveyed to the State of Ohio of record in Deed Book 3172, Page 81, the east right-of-way line of Morrison Road;

Thence, **N 08° 16' 18" E**, along the common line of said 6.955 acre tract and said 0.372 acre tract, the east right-of-way of said Morrison Road, **81.00 feet**, the ***True Point of Beginning***;

Thence, **N 08° 16' 18" E**, continuing along said common line, the east right-of-way of said Morrison Road, **20.92 feet**;

Thence across said 6.955 acre tract, said 2.4390 acre tract and said 0.8828 acre tract the following courses;

S 64° 41' 58" E, 193.96 feet,

N 85° 08' 22" E, 285.34 feet,

N 05° 12' 28" W, 172.34 feet,

N 76° 34' 43" E, 181.34 feet,

N 05° 12' 28" W, 74.96 feet,

N 77° 36' 36" W, 36.76 feet,

N 23° 49' 57" W, 68.53 feet to the north line of said 6.955 acre tract, being a south line of an Original 21.8243 acre tract conveyed to Value Recovery Group II, LLC of record in Instrument Number 200712200217547,

Thence **N 84° 47' 32" E**, along the common line of said 6.955 acre tract and said Original 21.8243 acre tract, **21.11 feet**;

Thence across said 6.955 acre tract, said 0.8828 acre tract and said 2.4390 acre tract the following courses;

S 23° 49' 57" E, 51.64 feet,

S 77° 36' 36" E, 44.40 feet,

**Sanitary Easement Description ~ 0.483 Acre
North Side of Claycraft Road
East Side of Morrison Road**

-2-

S 05° 12' 28" E, 105.54 feet,

S 76° 34' 43" W, 184.37 feet,

S 05° 12' 28" E, 175.14 feet,

S 85° 08' 22" W, 310.85 feet,

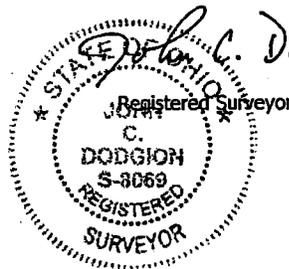
N 64° 41' 58" W, 193.22 feet to the *True Point of Beginning*. Containing 0.483 acre, more or less.

The above description was prepared by Advanced Civil Design, Inc. on March 12, 2013 and is based on existing records and an actual field survey performed by Advanced Civil Design, Inc. in May of 2008. A drawing of the above description is attached hereto and made part thereof.

Bearings are based on the Ohio State Plane Coordinate System, NAD83 South Zone (1986 Adj.). A bearing of S 33° 24' 55" W was held between Franklin County Monuments FCGS 5524 and FCGS 1164 Reset.

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

ADVANCED CIVIL DESIGN, INC.



Date:

10/11/2013