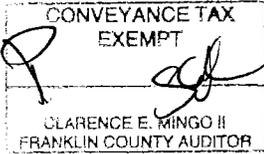


TRANSFER
NOT NECESSARY

APR - 9 2014

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

201404090043126
Pg: 3 \$36.00 T20140023155
04/09/2014 3:06PM BXGAHANNA BOX
Terry J. Brown
Franklin County Recorder



DEED OF EASEMENT
SANITARY SEWER

KNOW ALL MEN BY THESE PRESENTS, that Ellen I. LePera, Successor Trustee of the Martha J. LePera Trust in consideration of the sum of twelve thousand six hundred sixty five Dollar(s) (\$12,665) 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 Sanitary Sewer 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 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 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, The Martha J. LePera Trust, Ellen LePera Trustee 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 5th day of March, 2014.

Signed Martha J. LePera Trust by Ellen LePera Martha J. LePera Trust
Its Trustee Ellen LePera Trustee

STATE OF OHIO)ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, That on this 5th day of March, 2014, before me, the subscriber, a Notary Public in and for the said State, personally came the above named ELLEN LEPERA, TRUSTEE, 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.



LINDA F. JAMES
Notary Public, State of Ohio
My Commission Expires June 16, 2014

Linda F. James
Notary Public

My Commission Expires June 16, 2014

This Instrument Prepared By:
City of Gahanna

Gahanna Title Box

EXHIBIT "A"

Description of a 0.026 acre sanitary easement over a 0.9824 acre parcel;

Situated in the City of Gahanna, County of Franklin, State of Ohio, and being a part of Township 1 North, Range 17 West, United States Military Lands and being a 0.026 acre sanitary easement over a 0.9824 acre parcel, conveyed to Ellen L. Lepera SU-Tr., as recorded in Official Record 28511A19. All references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.026 acre sanitary easement being more fully described herein;

Beginning for reference at the northwest corner of a 2.5716 acre parcel conveyed to City of Gahanna, as recorded in Instrument Number 200812310185794, said point also being the northeast corner of said 0.9824 acre parcel;

Thence S 14°02'23" W with the west line of said 2.5716 acre parcel, also being the east line of said 0.9824 acre parcel a distance of 23.74 feet to a point and the True Point of Beginning of this 0.026 acre sanitary easement;

Thence S 14°02'23" W, continuing with the aforesaid common lines a distance of 22.09 feet to a point:

Thence across said 0.9824 acre parcel the following 2 courses;

- 1) N 70°26'39" W, a distance of 40.13 feet, to a point;
- 2) N 06°59'38" E, a distance of 32.28 feet, to a point on the north line of said 0.9824 acre tract, said point also being on the south line of a 0.775 acre parcel conveyed to Donald F. & Doris Rowe, as recorded in Instrument Number 199709020083594;

Thence S 86°12'15" E, along the common lines between said 0.9824 acre parcel and 0.775 acre parcel, a distance of 20.03 feet to a point;

Thence across said 0.9824 acre parcel the following 2 courses;

- 1) S 06°59'38" W, a distance of 17.37 feet, to a point;
- 2) S 70°26'39" E, a distance of 22.16 feet to the True Point of Beginning of this sanitary easement, containing 0.026 acres, subject to all easements and documents of record.

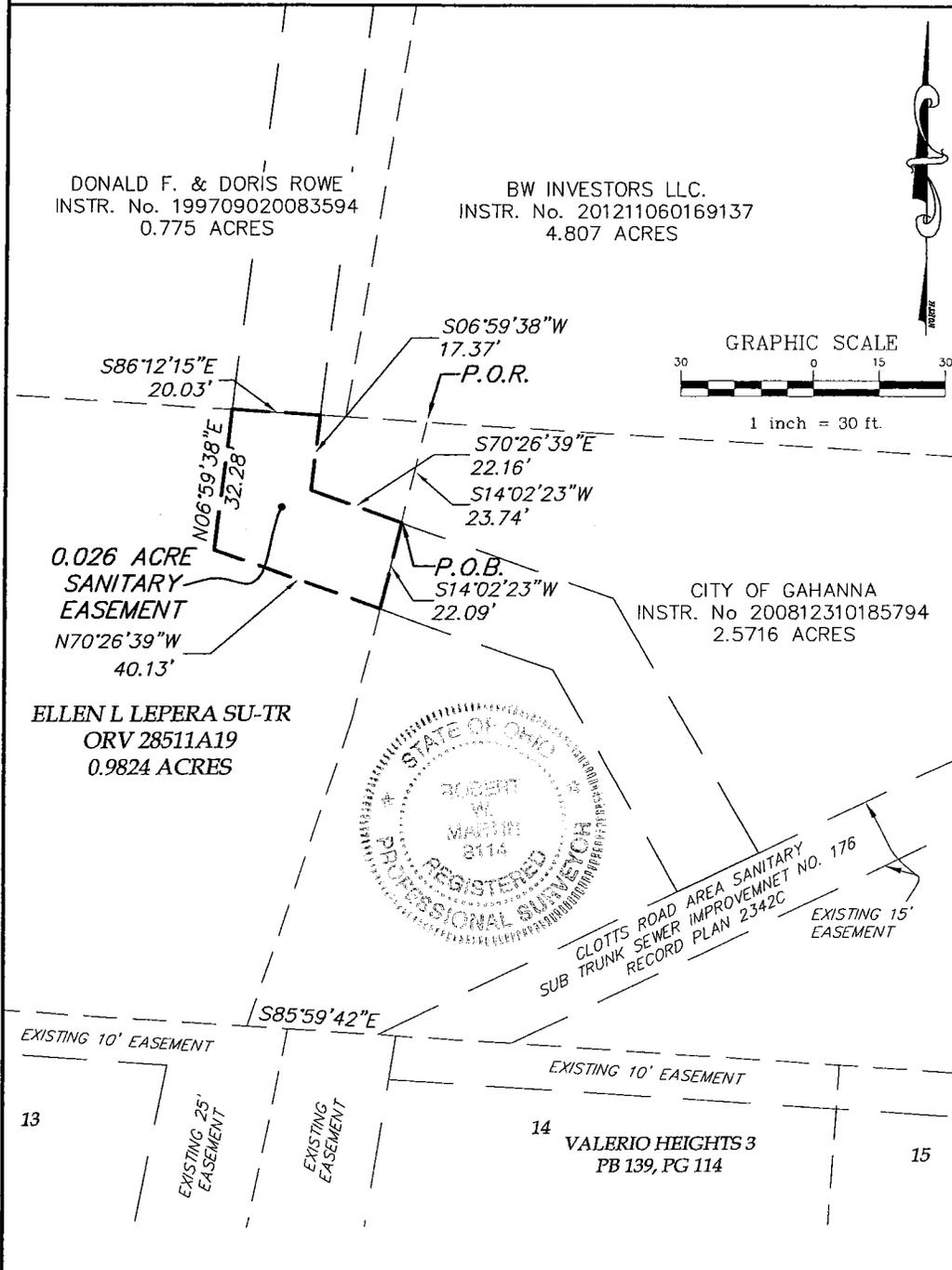
For the purpose of this exhibit a bearing of S 85°59'42" E was held on the north line of Lot 13 of Valerio Heights 3 of record in Plat Book. 139, page 114 on file in the office of the recorder, Franklin County, Ohio and is based on the Ohio state plane coordinate system, South Zone, NAD83.



Robert W. Martin 2-26-14
Robert W. Martin Date
P.S. 8114

EXHIBIT "A" "B"

Situated in the City of Gahanna, County of Franklin, State of Ohio, and being a part of Township 1 North, Range 17 West, United States Military Lands and being a 0.026 acre sanitary easement over a 0.9824 acre parcel, conveyed to Ellen L. Lepera SU-Tr., as recorded in Official Record 28511A19. All references to records being on file in the Office of the Recorder, Franklin County, Ohio.



For the purpose of this exhibit a bearing of S 85°59'42" E was held on the north line of Lot 13 of Valerio Heights 3 of record in Plat Book. 139, page 114 on file in the office of the recorder, Franklin County, Ohio and is based on the Ohio state plane coordinate system, South Zone, NAD83.

Robert W. Martin 2-26-14
Robert W. Martin, P.S. 8114

**EXHIBIT OF A 0.026 ACRE
SANITARY EASEMENT
OVER A 0.9824
ACRE PARCEL**

Prepared By:
**TAT
WATCON**
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

DRAWN BY: JGL	SCALE: 1" = 30'	DATE: 11/08/2013
CHECKED BY: RWM	PROJECT NAME: LEPERA SANITARY	SHEET NO. 1 OF 1