

TEMPORARY EASEMENT

Kenneth L. Hefner and Nancy J. Hefner, husband and wife, the Grantor(s), in consideration of the sum of \$1,471.00, to be paid by the City of Gahanna, Franklin County, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 2-T

FRA-HEIL-0.07

SEE EXHIBIT A ATTACHED

Franklin County Current Tax Parcel No. 025-003295-00


Prior Instrument Reference: Vol. 2927, Pg. 52, Franklin County Recorder's Office.

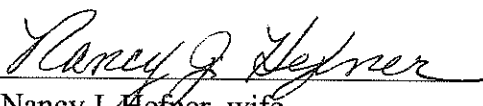
To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is six (6) months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF Kenneth L. Hefner and Nancy J. Hefner, husband and wife, have hereunto set their hands on the 27 day of September, 2018.


Kenneth L. Hefner, husband


Nancy J. Hefner, wife

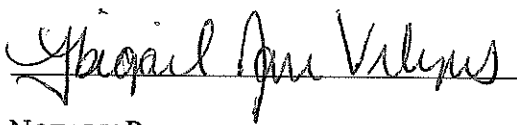
STATE OF OHIO, COUNTY OF Franklin. SS:

BE IT REMEMBERED, that on the 27 day of September, 2018, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Kenneth L. Hefner and Nancy J. Hefner, husband and wife, who acknowledged the foregoing instrument to be their voluntary acts and deeds.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



ABIGAIL JANE VILYUS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
March 6, 2019


NOTARY PUBLIC
My Commission expires: 3/6/2019

This document was prepared by: or for the City of Gahanna, Franklin County, Ohio

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 02/09/2018

PID 106415

**PARCEL 2-T
FRA-HEIL-0.07
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT A BRIDGE
FOR 6 MONTHS FROM DATE OF ENTRY BY THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Gahanna, Mifflin Township, Quarter Township 3, Township 1 North, Range 17 West United States Military District Land and being a 0.021 acre parcel out of a 0.290 acre tract of known as Franklin County Auditor's Parcel number 025-003295-00 conveyed to Kenneth L. Hefner and Nancy J. Hefner (hereafter referred to as "Grantor") by the instrument filed as Deed Book volume 2927, page 52 (all documents referenced are to the records of Franklin County unless otherwise stated), the said 0.021 acre parcel also being part of Lot 193 of Gahanna Heights No. 4 filed as Plat Book 37, page 41.

Being a parcel of land lying on the left side of the existing centerline of right-of-way of Heil Drive and more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Heil Drive and on the Grantor's southwesterly corner, the said point being 30.00 feet left of station 20+10.85 of the centerline of right-of-way of Heil Drive and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's westerly line, North 23 degrees 09 minutes 19 seconds East for a distance of 38.07 feet to a point being 65.66 feet left of station 20+24.15;

Thence crossing through the lands of the Grantor, South 63 degrees 37 minutes 21 seconds East for a distance of 20.16 feet to a point being 58.00 feet left of station 20+40.00;

Thence continuing through the lands of the Grantor, South 09 degrees 48 minutes 14 seconds East for a distance of 29.09 feet to a point on the said northerly right-of-way line and on the Grantor's southerly line being 30.00 feet left of station 20+47.00;

EXHIBIT A

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Thence along the said northerly right-of-way line and along the Grantor's southerly line and with a curve to the left, said curve having a central angle of 03 degrees 57 minutes 23 seconds, a radius of 380.00 feet, an arc length of 26.24 feet, and a long chord which bears North 85 degrees 29 minutes 26 seconds West for a distance of 26.23 feet to a point being 30.00 feet left of station 20+22.83;

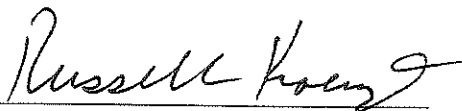
Thence continuing along the said northerly right-of-way line and along the Grantor's southerly line and with a curve to the right, said curve having a central angle of 00 degrees 15 minutes 18 seconds, a radius of 2661.24 feet, an arc length of 11.84 feet, and a long chord which bears North 87 degrees 20 minutes 28 seconds West for a distance of 11.84 feet to the TRUE POINT OF BEGINNING, containing 0.021 acres, more or less, of which 0.000 acres are contained within the present road occupied, resulting in a net take of 0.021 acres out of Franklin County Auditor's Parcel number 025-003295-00.

Prior instrument of record as of this writing recorded as Deed Book volume 2927, page 52 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2017 through 2018 under his direct supervision.

The bearing for this description are based on Ohio State Plane Coordinated system, South Zone and the North American Datum of 1983 with the 2011 adjustment (NAD83(2011)).

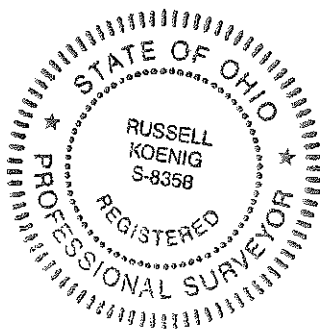
The station referenced herein are from the plans known as "FRA-HEIL-0.07" on file with the City of Gahanna



Russell Koenig, S-8358

02-09-2018

Date



VALUE ANALYSIS

OWNER'S NAME

Kenneth L. & Nancy J. Hefner

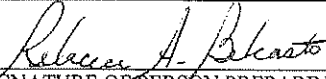
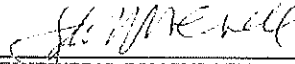

COUNTY FRA
 ROUTE HEIL
 SECTION 0.07
 PID# 106415-467994

Based on comparable sales, which are attached, the following compensation has been established.
 Temporary taking(s) have been based on a 6-Month period.

Parcel #	Net Take Area	Land	Improvements	Remarks	Total
2-T	0.021 acs.	@ \$224,138 /ac. x 10% x 0.5-Years = \$235	24± LF of Hedgerow @ \$51.50 /LF = \$1,236	Lawn sod will be re-seeded, if disturbed.	\$1,471
			7± LF of Hedgerow (within P.R.O. – encroaching) = \$0	Balance of the take area is considered to be natural growth – Merged with Land Value	\$0
				Total:	\$1,471

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a)]

1. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
2. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this compensation recommendation.
3. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property valued, and no personal interest with respect to the parties involved.
4. In recommending the compensation for the property, I have disregarded any decrease or increase in the fair market value of the real property that occurred prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

	8/7/2018		8/8/2018
SIGNATURE OF PERSON PREPARING ANALYSIS	DATE	REVIEWER'S CONCURRENCE	DATE
TYPED NAME: Rebecca A. Belcastro		TYPED NAME: Edwin N. Merrell	
NAME OF AGENCY (IF DIFFERENT FROM ODOT)			
City of Gahanna			8/15/18
TITLE: Director of Public Service and Engineering		AGENCY SIGNATURE ESTABLISHING FMVE	DATE
		TYPED NAME: Robert S. Priestas, P.E.	
ADMINISTRATIVE SETTLEMENT:			
		F.M.V.E. AMOUNT	_____
SIGNATURE _____		ADDITIONAL AMOUNT	_____
TYPED NAME: _____		DATE	_____
		TOTAL SETTLEMENT	_____

(SEE REVERSE SIDE FOR ADDITIONAL DOCUMENTATION)

TITLE REPORT

C/R/S	FRA-HEIL- 0.07
PARCEL	2-T
PID	106415
SJN	467994

INSTRUCTION:

(1) R.C. 163.01 (C) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." City of Gahanna, Ohio expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgement creditors, etc.

(2) City of Gahanna, Ohio procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (II)(J) of the Ohio Department of Transportations Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name & Address	Marital Status (Spouse's Name)	Interest
Kenneth L. Hefner and Nancy J. Hefner	Husband & wife	Fee Simple, Full Interest

Parcel & Mailing Address:
266 Heil Drive, Gahanna, OH 43230-2658

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: Vol. 2927, Pg 52 (Attached)

County of Franklin, State of Ohio, Village of Gahanna
Lot Number 193 of Gahanna Heights No. 4, as recorded in Plat Book 37, Page 41

APN: 025-003295-00 (0.27 acres)

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

None Found

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Franklin Township: Mifflin School District: Gahanna Jefferson CSD

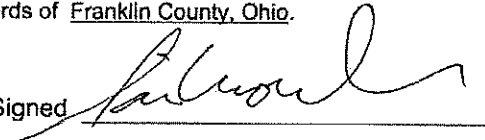
AUD. PAR. NO(S)	Land – 100%	Building – 100%	Total – 100%	Taxes – ½ year
025-003295-00	<u>\$33,500</u>	<u>\$140,100</u>	<u>\$173,600</u>	<u>\$1,713.36 – first half 2017 paid</u>

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

This Title Report covers the time period from 9/12/1968 to 7/12/2018. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 2-T and presently standing in the name of Kenneth L. Hefner and Nancy J. Hefner as the same are entered upon the several public records of Franklin County, Ohio.

Date & Time 7/12/2018 7:59 am (am/pm)

Signed 

Print Name Iain Crouch

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) _____ and presently standing in the name of _____ as the same are entered upon the several public records of Franklin County, Ohio.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update