

TRANSFER
NOT NECESSARY

JUL 02 2010

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Steven M. Bowman, Single in consideration of the sum One Thousand One Hundred and Sixteen Dollar(s) (\$1,116.00) and other good and valuable considerations to him paid by the City of Gahanna, Ohio, a Municipal Corporation, the receipt of which is hereby acknowledged, does 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"

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.

A Temporary Easement is granted for the purpose of constructing a sanitary sewer and appurtenant work as shown on the exhibit.

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, Steven M. Bowman, Single hereby covenants with the Grantee that he is the lawful owner of the above described real estate, that he is lawfully seized of the same in fee simple and has good, right and full power to make this grant, has hereunto set his hand this 23RD day of MARCH, 2010.

Signed and acknowledged in the presence of:


Witness

By:

Steven M. Bowman
Steven M. Bowman, Single

Witness

By:


201007020083771
Pg: 3 \$36.00 T20100037001
07/02/2010 1:04PM MLTY BROWN
Robert G. Montgomery
Franklin County Recorder

STATE OF OHIO) ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, That on this 23RD day of MARCH, 2010, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Steven M. Bowman, Single, who acknowledged the signing of this instrument to be his 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.



TIMOTHY Y. BROWN
Notary Public, State of Ohio
My Commission Expires 09-19-10

Timothy Y. Brown
Notary Public

My Commission Expires 09-19-10

This Instrument Prepared By:
City of Gahanna, Ohio

EXHIBIT A



W.E. STILSON
CONSULTING GROUP

Pride in the Details. Passion in our People.

355 E. Campus View Blvd.
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Columbus, OH 43235

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fax 614.847.1648
email@stilsonconsulting.com

DESCRIPTION FOR: Steven M. Bowman
LOCATION: 402 Debra Lane, Gahanna, Ohio 43230
REASON: Proposed Sanitary Sewer Easement

Situate in the State of Ohio, County of Franklin, City of Gahanna, and being part of Lot 4 of Zubrod Heights Subdivision, Plat book 27, Page 25B, in the name of Steven M. Bowman, as described in Official Record 35068, A13, all records contained herein are on file at the Recorder's Office, Franklin County, Ohio:

Beginning at the southwesterly corner of Lot 4, also being the southeasterly corner of Lot 3, said point being in the northerly right-of-way line of Debra Lane (50-foot right-of-way);

Thence N 27°01'26" W, a distance of 19.82 feet, along a westerly line of said Lot 4, also being a easterly line of said Lot 3 to a point;

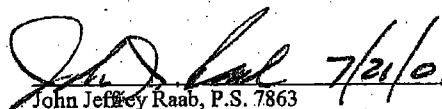
Thence N 83°16'47" E, a distance of 87.88 feet, through said Lot 4, to a point in a southerly line of said Lot 4, also being the northerly right-of-way line of said Debra Lane;

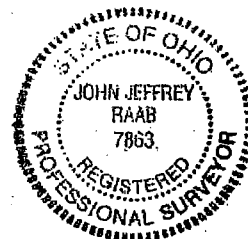
Thence southwesterly a distance of 83.33 feet along the southerly line of said Lot 4, also being the northerly right-of-way line of said Debra Lane, being a curve to the left having a radius of 325.00' feet through a central angle of 14°41'29" in which a chord bears S 70°21'19" W, a distance of 83.11 feet to the *True Place of Beginning*, containing 0.015 acres more or less, located in Auditor's Parcel Number 025-001854.

Bearings are based on the Ohio State Plane Coordinate System, South Zone and North American Datum of 1983 (1986 Adjustment), as established from holding a bearing of S 85°52'48" E between monuments "FRANK 65" and "FRANK 165".

The above description was prepared for the West Gahanna Sanitary Sewer Improvements, by W.E. Stilson Consulting Group, LLC.

I hereby certify this description was prepared by using measurements taken from an actual field survey conducted under my direct supervision in September, 2007.


John Jeffrey Raab, P.S. 7863 Date

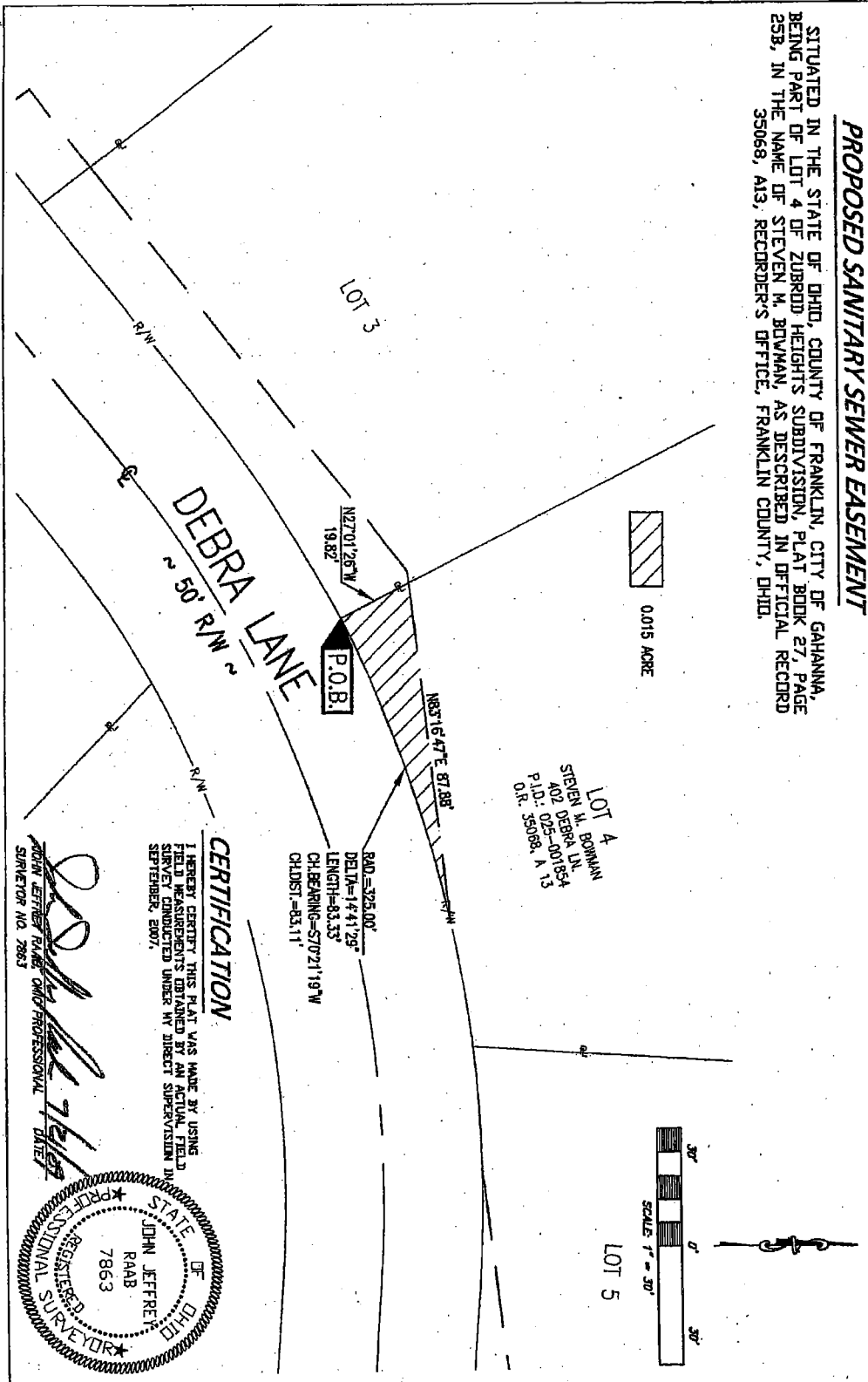


Prepared by: W.E. Stilson Consulting Group, LLC.
Date: June 3, 2009
Job No.: 08540.00

Bowman (025-001854)

PROPOSED SANITARY SEWER EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, BEING PART OF LOT 4 OF ZUBROD HEIGHTS SUBDIVISION, PLAT BOOK 27, PAGE 25B, IN THE NAME OF STEVEN M. BOWMAN, AS DESCRIBED IN OFFICIAL RECORD 35068, A13, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



JOB # 08540.00	PROJECT: WEST GAHANNA SANITARY SEWER
DRAWN BY: J.PAYNE	CLIENT: CITY OF GAHANNA
DATE: JUNE 8, 2009	
APPROVED BY: JR	



W.E. STILSON
CONSULTING GROUP

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