
EASEMENT DEED FOR INGRESS AND EGRESS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Eva J. Muller

Whose Address is:

6595 Clark State Rd
Blacklick, Ohio 43004
County of Franklin

the, Grantor(s)

Hereby GRANT(S) to:

Phillip T. Helbig & Jeffrey A. French

Whose Address is:

6607 Clark State Rd.
Blacklick, Ohio 43004

the, Grantee(s)

a(n) nonexclusive easement for ingress and egress and incidental purposes over the following described real property ("Servient Tenement"), located in the City of Jefferson Township

County of Franklin, State of Ohio

APN# 170-001500 as shown in Exhibit "A" attached hereto and incorporated herein.

Said nonexclusive easement is appurtenant to and for the benefit of the following described property ("Dominant Tenement") in the, City of Jefferson Township

County of Franklin, State of Ohio, APN# 170-000647

As shown in Exhibit "B" attached hereto and incorporated herein.

This appurtenant nonexclusive easement is described as a portion of the Servient Tenement and more specifically described in Exhibit "C" attached hereto and incorporated herein.

This appurtenant nonexclusive easement shall run with the lands described above and for the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the Grantor(s) and Grantee(s)

Purpose of Use: This is a Right of Way Easement, giving the Grantee access across the Grantors driveway to sanitary sewer as made accessible by the City of Gahanna.

See attached exhibits:

- 1) Exhibit A - Sanitary Sewer Easement description
- 2) Survey of Right-of-Way

The County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the Grantor Grantee index under the names of the respective parties.

Signature _____
 Print Name Eva J. Muller
 Capacity Grantor

Signature _____
 Print Name _____
 Capacity _____

Signature _____
 Print Name Phillip T. Helbig
 Capacity Grantee

Signature _____
 Print Name Jeffry A. French
 Capacity Grantee

Signature _____
 Print Name _____
 Capacity _____

Signature _____
 Print Name _____
 Capacity _____

STATE OF Ohio

}ss

COUNTY OF Franklin

On _____ before me, _____ personally

appeared _____

_____, Personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[SEAL]

Signature _____

Print Name _____

My Commission Expires _____

This Document Prepared by:

Return to:

EXHIBIT A

Servient Tenement Description

Assessor/Parcel Number: IN 200006200121308/170-001500

Commonly Known As:

6595 Clark State Rd, Blacklick , Ohio Franklin Co.

Legal Description:

See Exhibit "A" attached

EXHIBIT B

Dominant Tenement Description

Assessor/Parcel Number: IN 201510220149736/170-000647

Commonly Known As:

6607 Clark State Rd, Blacklick Ohio 43004, Franklin Co

Legal Description:

See Exhibit "A" attached

EXHIBIT C

Easement Description

Easement Description:
See Exhibit "A" attached

EXHIBIT "A"

SANITARY SEWER EASEMENT

Situated in the State of Ohio, County of Franklin, Jefferson Township, located in part of Quarter Township 2, Township 1, Range 16, United States Military District, being a strip of land twenty (20) feet in width across part of that 2.138 acre tract of land described in the deeds to Eva J. Muller, recorded in Instrument Nos. 200006200121308 and 200406210141806 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), said twenty (20) foot strip to lie ten (10) feet each side of the following described centerline:

Beginning at a point in the westerly line of said 2.138 acre tract of land, being the easterly line of Parcel No. 3 of those lands described in the deed to the City of Gahanna, recorded in Instrument No. 199909300246391, said point being located South 3°58'50" East, 10.00 feet from the southeasterly corner of that 1.141 acre tract of land described in the deed to Jonathan & Francis Railton, recorded in Instrument No. 200902260026587;

thence easterly across said 2.138 acre tract, being a line parallel with the southerly line of said 1.141 acre tract, South 86°50'14" East, 60.01 feet to the point of terminus of said strip in the westerly line of that 1.862 acre tract of land described in the deed to Phillip T. Helbig & Jeffrey A. French, recorded in Instrument No. 201510220149736, being an easterly line of said 2.138 acre tract, as described in December of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

Subject, however, to all rights-of-way, if any, of previous record.

Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S 86°50'14"E) as determined by GNSS observations.

Terra Surveying Services, LLC



Carl E. Turner, Jr.
Registered Surveyor No. 6702
21 December 2015



End of Description

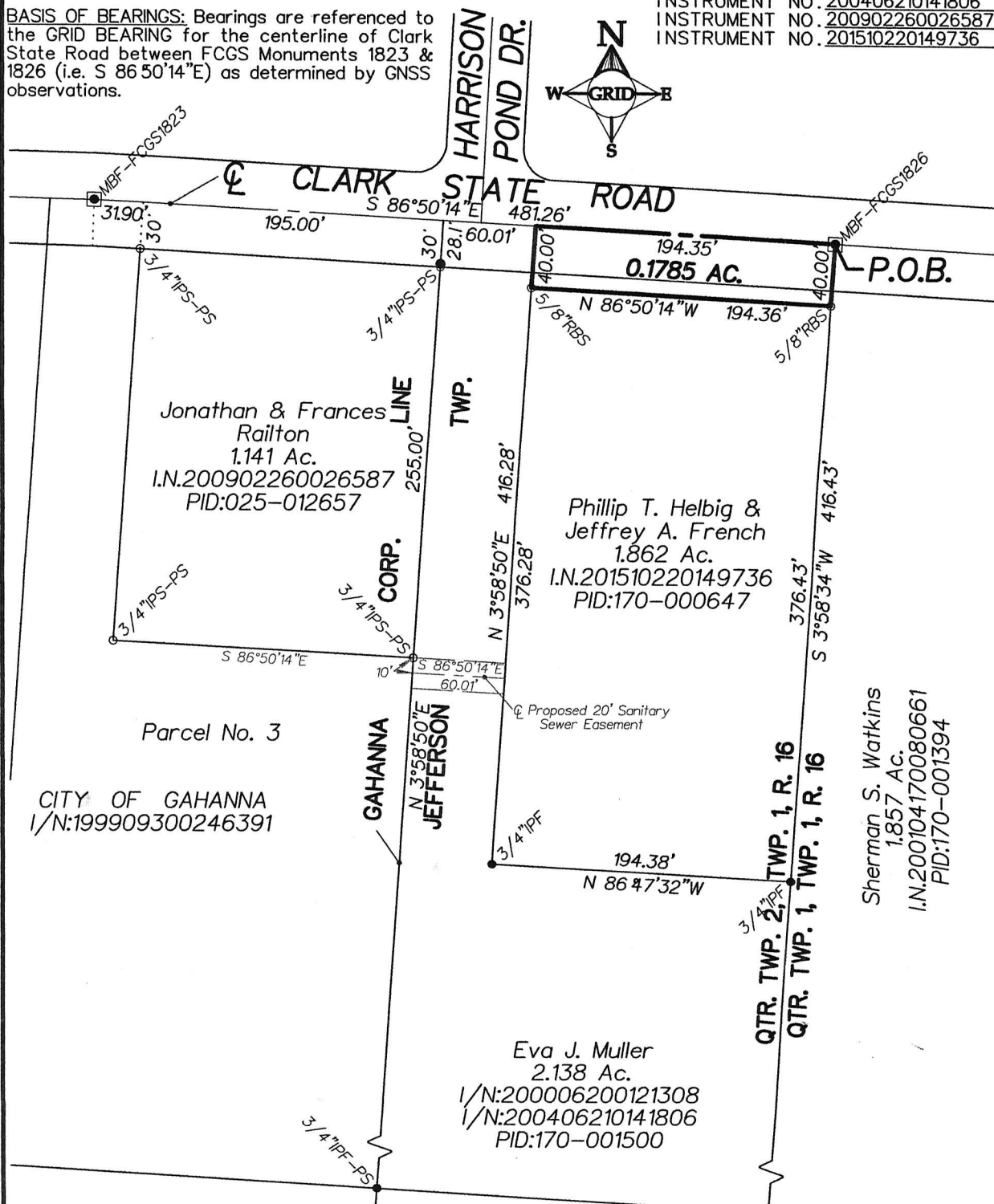
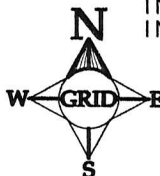
SURVEY OF RIGHT-OF-WAY CONVEYANCE
LOCATED IN PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY DISTRICT
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
MARK LUDWIG

21 DECEMBER 2015

INSTRUMENT NO. 199909300246391
INSTRUMENT NO. 200006200121308
INSTRUMENT NO. 200406210141806
INSTRUMENT NO. 200902260026587
INSTRUMENT NO. 201510220149736

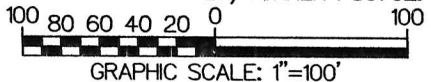
BASIS OF BEARINGS: Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S 86°50'14"E) as determined by GNSS observations.



SURVEYOR'S STATEMENT:
We Hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, setback or sideyard data, underground public or quasi public utilities or substructures shown hereon are informational only.



SURVEY MONUMENTS:
Found (F)=●, Set (S)=○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PK=PK Nail & PS=Prior Survey.
RBS=5/8" rebar set with yellow cap inscribed TERRA SURVEY/TURNER PS6702.



NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL