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04/25/2014 4:2:38PM BXGAHANNA BOX  
Terry J. Brown  
Franklin County Recorder

TRANSFER  
NOT NECESSARY

APR 25 2014

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Ronald W. and Susan B. Duderstadt in consideration of the sum of Ten Dollar(s) (\$ 10 ) 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 0.010 Access Utility Easement over and through the following described real estate and shown on Exhibits "A and B" and a 0.087 acre Drainage and Walkway Easement attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS "A,B,C AND D"

The Access Utility Easement is granted for the purpose of constructing, using and maintaining all public utilities 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 public utilities, together with the right of access to said strip for said purpose. The Drainage and Walk easement is for the purpose of constructing a sidewalk for public use and for constructing and maintaining major stormwater drainage swales or other stormwater drainage facilities. No above grade structures, dams or other obstructions to the flow of stormwater runoff are permitted within the Drainage Easement as delineated on the easements.

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.

*Ronald W. Duderstadt*  
IN WITNESS WHEREOF, Susan B. Duderstadt 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 19<sup>th</sup> day of April, 2014.

Signed *Ronald W. Duderstadt*  
*Susan B. Duderstadt*

STATE OF OHIO )ss:  
COUNTY OF FRANKLIN )

BE IT REMEMBERED, That on this 19<sup>th</sup> day of April, 2014,  
before me, the subscriber, a Notary Public in and for the said State, personally came the above named  
Ronald & Susan Duchastel, who acknowledged the signing of this  
instrument to be their voluntary act and deed for the uses and purposes therein mentioned.



WHEREFORE, I have hereunto subscribed my name and affixed my official seal on the

**ROSELYN MECKULCH**  
Notary Public, State of Ohio  
My Commission Expires  
February 21, 2018

*Roselyn Meckulch*  
Notary Public

My Commission Expires February 21, 2018

This Instrument Prepared By:  
City of Gahanna

*Gahanna Title Box*

Date 4-14-14

For the purpose of this exhibit a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (COR596).

BASIS OF BEARING

CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

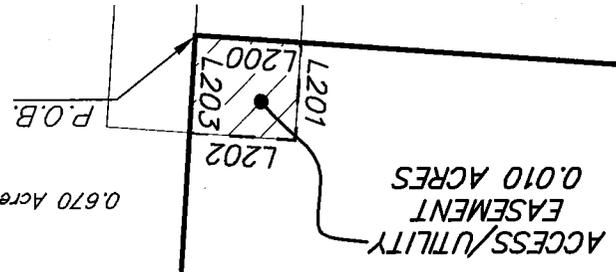


PREPARED BY:

DRAWN BY	RWM
CHECKED BY	TLC
SCALE	1" = 40'



0.653 Acres



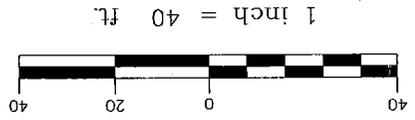
0.670 Acres

0.875 Acres

40' BUILDING LINE  
10' EASEMENT

Franklin County, Ohio  
D.B. 856, Pg. 3614  
1.37 Acres for Clotts Road Establishment  
S86°23'13"E  
R/W

CLOTT'S ROAD



Situated in the County of Franklin, State of Ohio, the City of Gahanna, Township 1, Range 16, United States Military Lands, and being part of a 0.875 acre parcel conveyed to Ronald W. and Susan B. Duderstadt in Instrument Number 201311060186697

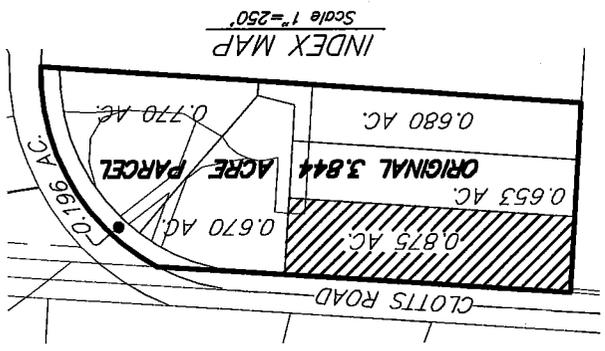


EXHIBIT A

# EXHIBIT B

## Description of a 0.010 acre Access and Utility Easement

Situate in the County of Franklin, State of Ohio, the City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.875 acre parcel of land conveyed to Ronald W. and Susan B. Duderstadt. of record in Instrument Number 2013060186697, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.010 acre Access and Utility Easement being more fully described herein;

Beginning at the southeast corner of said 0.875 acre parcel, said point also being on the southerly Right of Way of Clotts Road as dedicated to the Franklin County Commissioners in Deed Book 856, Page 124;

Thence North  $86^{\circ}08'53''$  West with the south line of said 0.875 acre parcel, a distance of 22.50 feet;

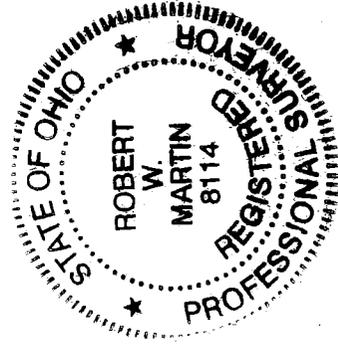
Thence North  $03^{\circ}51'07''$  East across said 0.875 acre parcel, a distance of 20.03 feet to a point;

South  $86^{\circ}08'53''$  East across said 0.875 acre parcel a distance of 22.50 feet to a point on the east line of said 0.875 acre parcel;

South  $03^{\circ}51'07''$  West with the east line of said 0.875 acre parcel, a distance of 20.03 feet to the True Point of Beginning, containing 0.010 acres, subject to all easements and documents of record.

For the purpose of this description a bearing of South  $86^{\circ}23'13''$  East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS Adjusted Date 1996).

This description is based on documents of record.

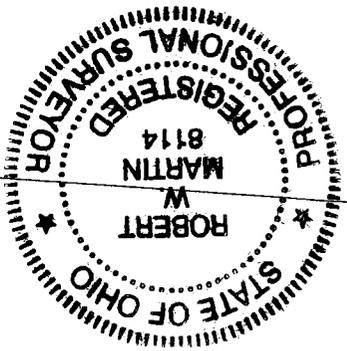


*Robert W. Martin* 4-14-14  
Robert W. Martin Date  
Professional Surveyor No. 8114

Date  
*4/14/14*

For the purpose of this exhibit a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORSS96).

BASIS OF BEARING

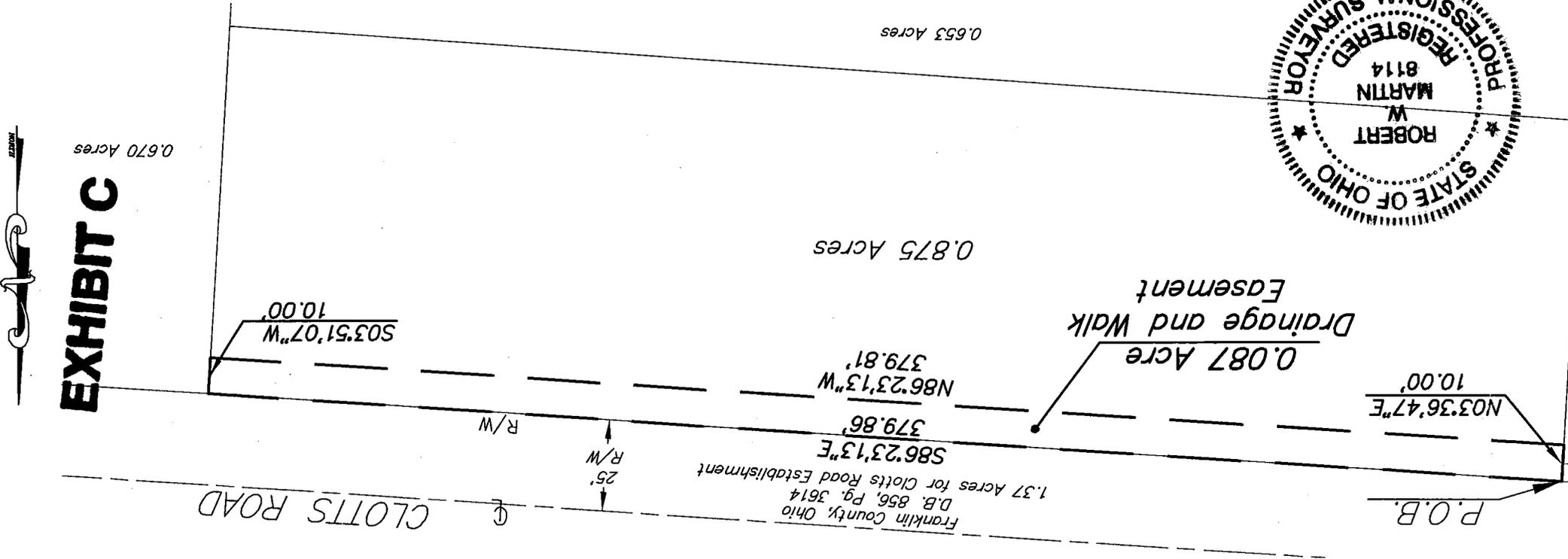


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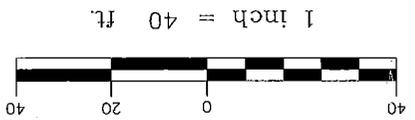
PREPARED BY:

DRAWN BY	RWM
CHECKED BY	TLC
SCALE	1" = 40'

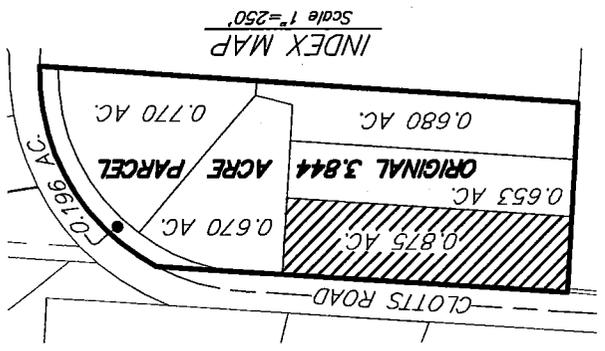


**EXHIBIT C**

Situated in the County of Franklin, State of Ohio, the City of Gahanna, Township 1, Range 16, United States Military Lands, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.875 acre parcel conveyed to Rondal W. and Susan B. Duderstadt in Instrument Number 201311060186697



GRAPHIC SCALE



INDEX MAP  
 Scale 1" = 250'

**Description of a 0.087 acre Drainage and Walk Easement**

Situate in the County of Franklin, State of Ohio, the City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.875 acre parcel of land conveyed to Ronald W. and Susan B. Duderstadt of record in Instrument Number 201311060186697, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.087 acre Drainage and Walk Easement being more fully described herein;

Beginning at the northwest corner of said 0.875 acre parcel, said point also being on the southerly Right of Way of Clotts Road as dedicated to the Franklin County Commissioners in Deed Book 856, Page 124;

Thence South 86°23'13" East, with the said southerly Right of Way of Clotts Road and the northerly line of said 0.875 acre parcel, a distance of 379.86 feet to the northeast corner of said 0.875 acre parcel;

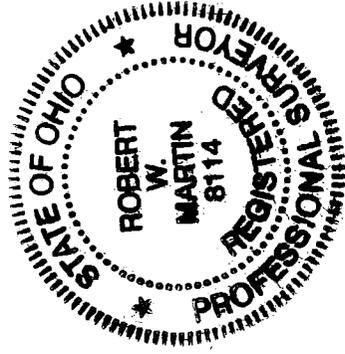
Thence South 03°51'07" West with the east line of said 0.875 acre parcel, a distance of 10.00 feet to a point;

North 86°23'13" West across said 0.875 acre parcel, a distance of 379.81 feet to the west line of said 0.875 acre parcel;

North 03°36'47" East with the west line of said 0.875 acre parcel, a distance of 10.00 feet to the True Point of Beginning of this Drainage and Walk Easement, containing 0.087 acres, Subject to all easements and documents of record.

For the purpose of this description a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS Adjusted Date 1996).

This description is based on documents of record.



*Robert W. Martin* 4-14-14

Robert W. Martin

Date

Professional Surveyor No. 8114



0-0377-D

REDUCE ASSESSED