

DEED OF EASEMENT

TRANSFER  
NOT NECESSARY

JUL 02 2010

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS, That Sager W. Tallman, Widower in consideration of the sum Two Thousand Five Hundred and Fifty Dollar(s) (\$2,550.00) 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, Sager W. Tallman, Widower 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 23<sup>RD</sup> day of MARCH, 2010.

Signed and acknowledged in the presence of:

\_\_\_\_\_  
Witness

By: Sager W. Tallman  
Sager W. Tallman, Widower

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
  
201007020083770  
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 23<sup>RD</sup> day of MARCH, 2010, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Sager W. Tallman, Widower, 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.  
Suite 250  
Columbus, OH 43235  
phone 614.847.4670  
fax 614.847.1648  
email@stilsonconsulting.com

**DESCRIPTION FOR:** Sager W. Tallman  
**LOCATION:** 202 Ballard Drive, Gahanna Ohio 43230  
**REASON:** Proposed 10' Sanitary Sewer Easement

Situate in the State of Ohio, County of Franklin, City of Gahanna, Section 4, Township 1, Range 17, United States Military Lands and being part of a 0.35 acre tract of land in the name of Sager W. Tallman, as recorded in Instrument Number 200203050057200, all records contained herein are on file at the Recorder's Office, Franklin County, Ohio:

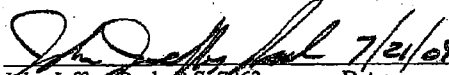
The following being the centerline description of a Proposed 10' Sanitary Sewer Easement:

Beginning at a point in the southerly line of a 0.35 acre tract in the name of Vernon F. Swingle and Margaret Swingle as described in Instrument Official Record 31187, Page A14, said point lying easterly 5.00 feet from the southwesterly corner of said Swingle tract and the easterly right-of-way line of Ballard Drive, a 50 foot right-of-way, said point also being 180.00 feet from the southerly right-of-way line of Cherry Road, a 60 foot right-of-way;

Thence leaving said southerly line, southerly across and through said Tallman's Lands, parallel to the easterly right-of-way line of Ballard Drive, 108.00 feet, thence terminating in the northerly line of a 0.464 acre tract in the name of Raymond W. Harr and Patricia A. Harr as described in Official Record 21973, Page A08, said point being easterly 5.00 feet from the northwesterly corner of said 0.464 acre tract.

The above description was prepared from the West Gahanna Sanitary Sewer Improvements, Phase 2, (IMP. NO. SA-944), by W.E. Stilson Consulting Group, LLC.

I hereby certify this description was created by using field measurements obtained by an actual field survey conducted under my direct supervision.

  
John Jeffrey Raab, P.S. 7863 Date: 7/21/09

Prepared by: W.E. Stilson Consulting Group, LLC.  
Date: April 14, 2009 Job No.: 08541.00

Tallman (025-000989)



# PROPOSED SANITARY SEWER EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,  
SECTION 4, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS AND BEING  
PART OF A 0.35 ACRE TRACT OF LAND IN THE NAME OF SAGER W. TALLMAN, AS  
DESCRIBED IN INSTRUMENT NUMBER 200203050057200, RECORDER'S OFFICE,  
FRANKLIN COUNTY, OHIO.

VERNON F. & MARGARET SWINGLE, TR.  
P.I.D.: 025-000892  
0.35 ACRES (DEED)  
O.R. 31187, PG. A14

SAGER W. TALLMAN  
P.I.D.: 025-000889  
0.35 ACRES (DEED)  
INSTR.#: 200203050057200

RAYMOND W. & PATRICIA A. HARR  
P.I.D.: 025-000950  
0.484 ACRES (DEED)  
O.R. 21973, PG. A08

RICHARD D. CAVENDISH  
P.I.D.: 025-001028  
0.899 ACRES (DEED)  
INSTR.#: 200501210013284

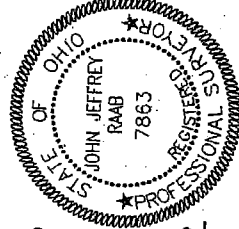
CHERRY ROAD  
~ 60' RIGHT-OF-WAY ~

BALLARD DRIVE  
~ 50' RIGHT-OF-WAY ~

## CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS MADE BY USING FIELD  
MEASUREMENTS OBTAINED BY AN ACTUAL FIELD SURVEY  
CONDUCTED UNDER MY DIRECT SUPERVISION.

*John Jeffrey*  
JOHN JEFFREY  
REGISTERED PROFESSIONAL SURVEYOR NO. 7863  
DATE 7/21/09



JOB # 08541.00	DRAWN BY: RDR	DATE: APRIL 14, 2009	APPROVED BY: JMR
PROJECT: WEST GAHANNA SANITARY SEWER		CLIENT: CITY OF GAHANNA	

WE STILLSON CONSULTING GROUP  
Pride in the Details. Passion in our People.

