



**Instrument Number:** 201704120049170  
**Recorded Date:** 04/12/2017 8:41:52 AM



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**Transaction Number:** T20170023927  
**Document Type:** EASEMENT  
**Document Page Count:** 4

**Submitted By (Walk-In):**  
GAHANNA BOX

Walk-In

**Return To (Box):**  
GAHANNA BOX

Box

**First Grantor:**  
ROBIN QUEVEDO

**First Grantee:**  
GAHANNA CITY OF

**Fees:**

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$16.00
<b>Total Fees:</b>	\$44.00
<b>Amount Paid:</b>	\$44.00
<b>Amount Due:</b>	\$0.00

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**OFFICIAL RECORDING COVER PAGE**

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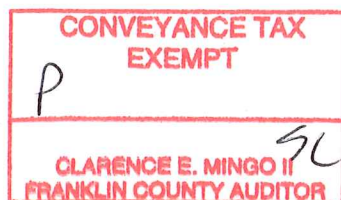
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER  
NOT NECESSARY

APR 12 2017

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

4  
3'4



DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Robin Quevedo in consideration of the sum of One Dollar(s) (\$ 1.00) 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, 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 Storm Sewer and appurtenant works in any part of said strip, including the right to clean, repair and care for said Storm Sewer, together with the right of access to said strip for said purpose. The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the landowner's use of the property provided such use is compliant with the City's zoning and/or other applicable property ordinances and regulations.
2. The landowner will submit plans for any installation within the Easement that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work on the utilities.
4. That the utilities subject to the Easement shall be kept in good order and condition by the City of Gahanna.
5. That during whatever construction, reconstruction, maintenance, or repair work is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the property as may be disturbed, will at the expense of the City be substantially replaced in the same condition as it was prior to such disturbance.

*Gahanna Title Bex*

6. The City will hold harmless Robin Quevedo from any loss, damage, injury or liability resulting from the City's negligence in connection with any work involved in constructing, maintaining or caring for the utilities.
7. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the landowner makes an application for a service connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.
8. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this Easement had not been executed and/or as if any rights granted by the Easement had not been exercised.

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, Robin Quevedo 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 25<sup>th</sup> day of January, 2017.

Signed Robin Quevedo

STATE OF OHIO )ss:  
 COUNTY OF FRANKLIN )

BE IT REMEMBERED, That on this 25<sup>th</sup> day of January, 2017, Before me, the subscriber, a Notary Public in and for the said State, personally came the above named Robin Quevedo, who acknowledged the signing of this instrument to be their 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 25<sup>th</sup> day and year last aforesaid.



**Jill A. Webb**  
 Notary Public, State of Ohio  
 My Commission Expires 07-08-2020

Jill A. Webb  
 Notary Public

My Commission Expires 07-08-2020

This Instrument Prepared By:  
City of Gahanna

# EXHIBIT A

## LOT 178 – RATHBURN WOODS SECTION 4

### STORM SEWER EASEMENT

Situated in the State of Ohio, County of Franklin, City of Gahanna, being a strip of land over part of Lot 178 of "Rathburn Woods Section 4" Subdivision, as recorded in Plat Book 68, Pages 14 & 15 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), said strip of land being more particularly described as follows:

Beginning in the easterly right-of-way line of Whitley Drive, being at the westerly corner common to Lots 178 and 179 of said Subdivision;

thence northerly along said right-of-way line, North 3°54'49" East, 4.27 feet;

thence over said Lot 178, the following six (6) courses and distances:

1. South 84°35'42" East, 74.91 feet;
2. North 43°23'06" East, 100.68 feet to the northerly line of said Lot 178;
3. South 86°05'11" East, along said northerly line of Lot 178, a distance of 3.00 feet to the northeasterly corner of said Lot;
4. South 3°54'49" West, along the easterly line of said Lot 178, a distance of 12.12 feet;
5. South 43°23'06" West, 87.99 feet to the line common to said Lots 178 & 179; And,
6. North 86°05'11" West, along said common line, 85.95 feet, returning to the 'Point of Beginning,' containing 1223 square feet of land, more or less, as described in October of 2016, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

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

Bearings in the foregoing description are referenced to that meridian used for the aforesaid "Rathburn Woods Section 4" Subdivision.

Terra Surveying Services, LLC



Carl E. Turner Jr.  
Professional Surveyor No. 6702  
**19 October 2016**



\*End of Description\*

# EXHIBIT B



238 Academy Woods Drive  
Gahanna, Ohio 43230-2184  
614.471.0663

www.terrasurveyingservices.com

## EASEMENT EXHIBIT - LOTS 178 & 179 "RATHBURN WOODS SECTION 4" CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
CITY OF GAHANNA, OHIO

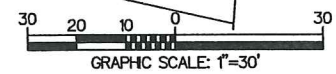
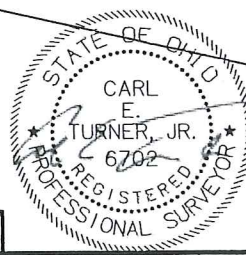
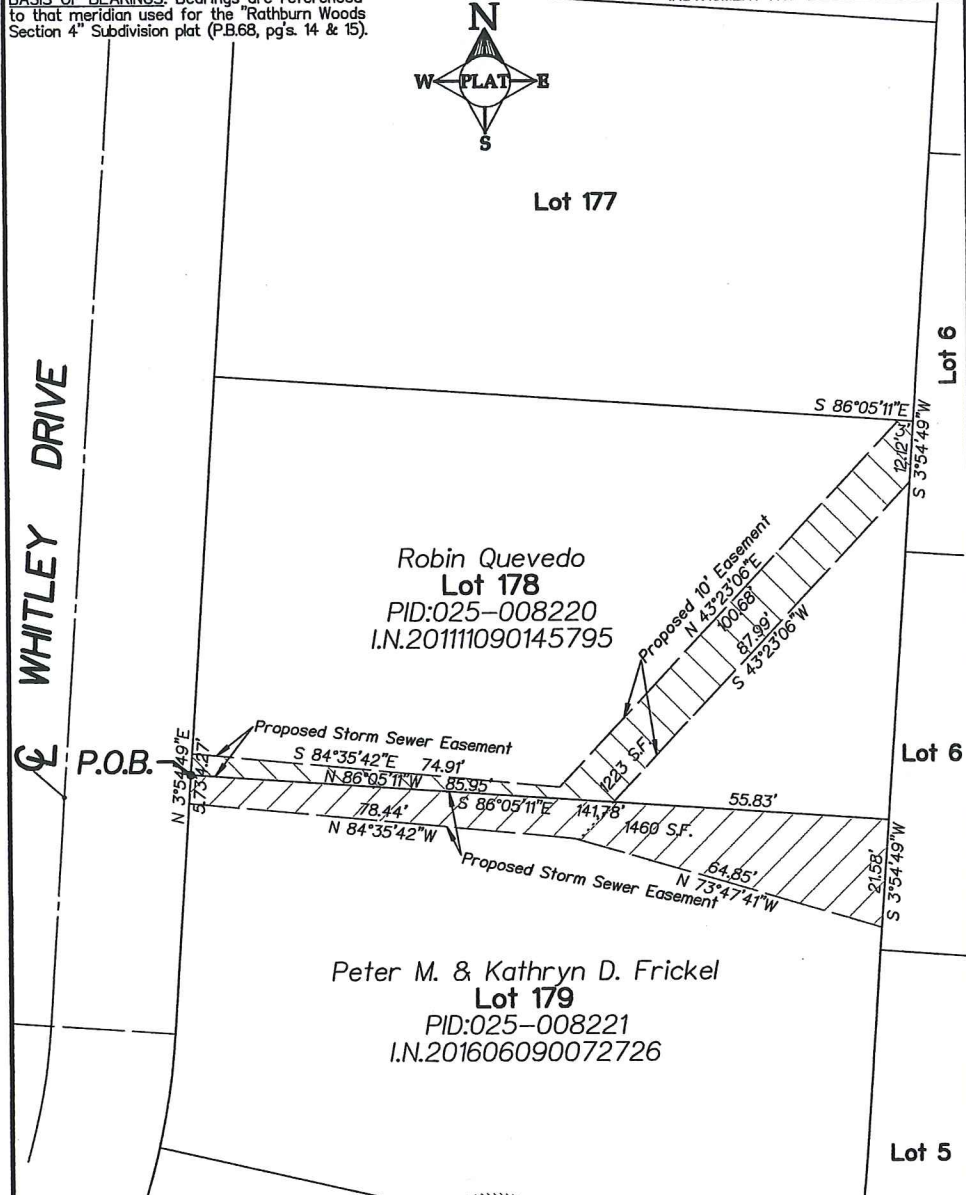
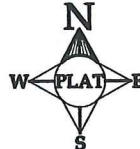
3 AUGUST 2016  
Rev. 19 OCT.2016

PLAT BOOK 68, PAGE 14 & 15

INSTRUMENT NO. 201606090072726

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BASIS OF BEARINGS: Bearings are referenced to that meridian used for the "Rathburn Woods Section 4" Subdivision plat (P.B.68, pg.s. 14 & 15).



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

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FIELD SURVEY: CT/VRS/X9t+	DRAWN BY: C. Turner	TERRA FILE #: 25.10GAH119.16
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