



Instrument Number: 201704120049166
Recorded Date: 04/12/2017 8:41:48 AM



Daniel J. O'Connor
Franklin County Recorder
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Transaction Number: T20170023927
Document Type: EASEMENT
Document Page Count: 5

Submitted By (Walk-In):
GAHANNA BOX

Walk-In

Return To (Box):
GAHANNA BOX

Box

First Grantor:
KING AVENUE 1.0 LLC

First Grantee:
GAHANNA CITY OF

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$24.00
Total Fees:	\$52.00
Amount Paid:	\$52.00
Amount Due:	\$0.00

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OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

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

5
3'4

TRANSFER
NOT NECESSARY

APR 12 2017

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
P
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That King Avenue 1.0 LLC (King Avenue), an Ohio Limited liability Corporation, in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable considerations to it 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 (the "City"), its successors and assigns, forever, a Utility Easement over and through the following described real estate and shown on Exhibits "A & B" attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS "A & B"

The 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 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.

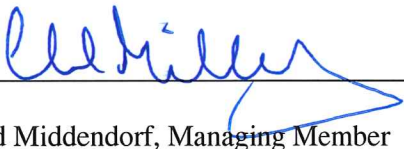
Gahanna Title Box

6. The City will hold harmless King Avenue 1.0 LLC 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 this 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, King Avenue 1.0 LLC hereby covenants with the Grantee that it is the lawful owner of the above described real estate, that it is lawfully seized of the same in fee simple and has good, right and full power to make this grant, has hereunto set its hand this 31st day of October, 2016.

King Avenue 1.0 LLC

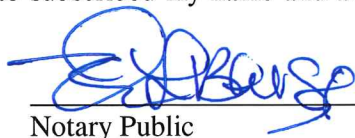
By: 

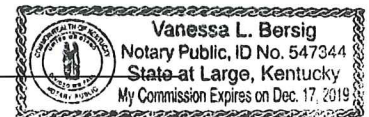
Name: Chad Middendorf, Managing Member

STATE OF Kentucky)ss:
 COUNTY OF Jefferson)

BE IT REMEMBERED, That on this 31 day of October, 2016, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Chad Middendorf, who acknowledged the signing of this instrument to be its 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.


 Notary Public



My Commission Expires December 17, 2019

This Instrument Prepared By:
City of Gahanna

EXHIBIT A

J & J Surveying Services, Inc.

7509 E. Main St.
Suite 104
Reynoldsburg, Ohio 43068

Phone 614\866-9158
JJSurveyingohio.com

October 28, 2016

RE: Description of Proposed Sanitary Sewer Easement, 4251 Johnstown Rd.

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being located Quarter Township 2, Township 1, Range 16, United States Military District, and being a part of a 2.368 acre tract conveyed to King Avenue 1.0 LLC in Instrument No. (I.N.) 201608030101259, Franklin County Recorder's Office;

Beginning for reference at the intersection of the centerlines of Hamilton Road and Johnstown Road (U.S. Route 62, width variable);

THENCE North 35 degrees 26 minutes 56 seconds East, 173.90 feet, along the centerline of the said Johnstown Road, to an angle point in the centerline of the said Johnstown Road;

THENCE North 28 degrees 11 minutes 33 seconds East, 1495.04 feet, continuing along the centerline of the said Johnstown Road, to an angle point in the said Johnstown Road;

THENCE North 34 degrees 00 minutes 38 seconds East, 350.92 feet, continuing along the centerline of said Johnstown Road, to a point;

THENCE North 55 degrees 59 minutes 22 seconds West, 50.65 feet, crossing the said Johnstown Road, to a point in a east line of the said 2.368 acre tract, and being the True Place of Beginning for the herein described 2.368 acre tract;

THENCE with a curve turning to the right, with an arc length of 26.36 feet, a delta angle of 75 degrees 31 minutes 39 seconds, a radius of 20.00', a chord bearing of South 86 degrees 22 minutes 28 seconds West, and a chord length of 24.50 feet, along a south line of the said 2.368 acre tract, to a point, being a southeast corner of the said 2.368 acre tract and a point on a north line of a 0.416 acre tract conveyed to the City of Gahanna in I.N. 200204050087474;

THENCE North 55 degrees 51 minutes 43 seconds West, a distance of 294.58 feet, along a south line of the said 2.368 acre tract and a north line of the said 0.416 acre tract, to a point, being the southwest corner of the said 2.368 acre tract, and a northeast corner of the said 0.416 acre tract, and being a point on the south line of a 1.263 acre tract as shown on 470 Silver Lane Condominium, Condominium Plat Book 86, pg. 68;

EXHIBIT A

THENCE South 85 degrees 58 minutes 52 seconds East, a distance of 29.89 feet, along a north line of the said 2.368 acre tract and the south line of the said 1.263 acre tract, to a point;

THENCE South 55 degrees 51 minutes 44 seconds East, a distance of 70.22 feet, crossing the said 2.368 acre tract, to a point;

THENCE North 16 degrees 02 minutes 40 seconds East, a distance of 260.96 feet, crossing the said 2.368 acre tract, to a point in a north line of the said 2.368 acre tract and in the south line of a 1.399 acre tract conveyed to J. Ernest Wells in Official Record 28407 E-10;

THENCE South 85 degrees 59 minutes 09 seconds East, a distance of 20.45 feet, along a north line of the said 2.368 acre tract and the south line of the said 1.399 acre tract, to a point;

THENCE South 16 degrees 02 minutes 40 seconds West, a distance of 271.76 feet, crossing the said 2.368 acre tract, to a point;

THENCE South 55 degrees 51 minutes 44 seconds East, a distance of 196.82 feet, crossing the said 2.368 acre tract, to the True Place of Beginning, having an area of 9,767 square feet or 0.224 acres;

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerline of said Johnstown Road as being North 34 degrees 00 minutes 38 seconds East. Documents referred to are recorded in the Franklin County Recorders Office.

Easement description was prepared by Raymond J. Wood, P.S. 7745.

Raymond J. Wood

10/28/16

Raymond J. Wood P.S. 7745 Date



Q.T. 2, T1, R 16
U.S. MILITARY LANDS

**PROPOSED SANITARY
SEWER EASEMENT AT
4251 JOHNSTOWN RD.**

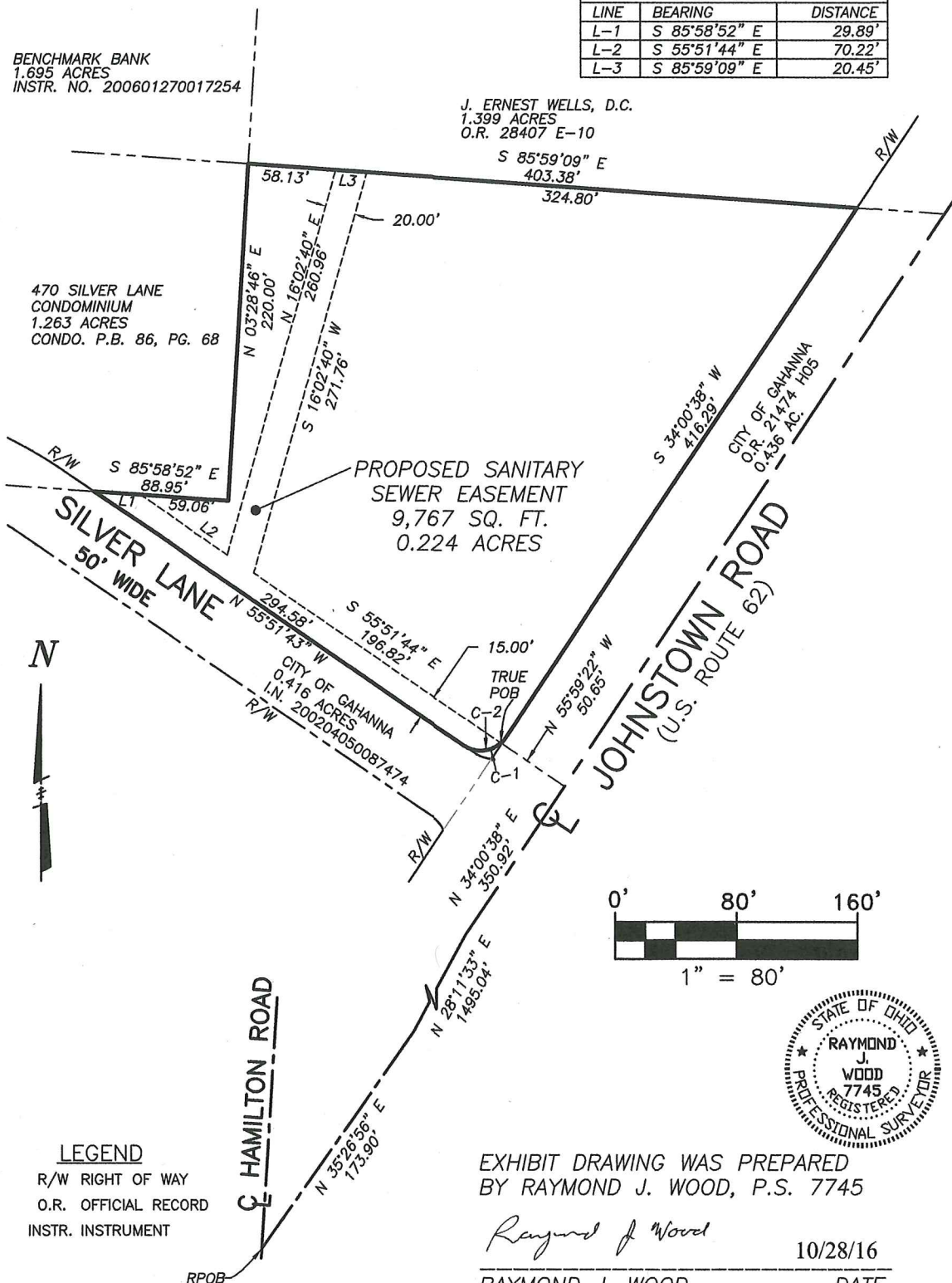
CITY OF GAHANNA
FRANKLIN CO., OHIO

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING (M)	CHORD LENGTH
C-1	20.00'	31.46'	90°07'39"	S 79°04'28" W	28.32'
C-2	20.00'	26.36'	75°31'39"	S 86°22'28" W	24.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 85°58'52" E	29.89'
L-2	S 55°51'44" E	70.22'
L-3	S 85°59'09" E	20.45'

BENCHMARK BANK
1.695 ACRES
INSTR. NO. 200601270017254

J. ERNEST WELLS, D.C.
1.399 ACRES
O.R. 28407 E-10



LEGEND
R/W RIGHT OF WAY
O.R. OFFICIAL RECORD
INSTR. INSTRUMENT

EXHIBIT DRAWING WAS PREPARED
BY RAYMOND J. WOOD, P.S. 7745

Raymond J. Wood
RAYMOND J. WOOD
10/28/16
DATE

