

Gahanna Title Box

Utility Easement
DEED OF EASEMENT



200805270080651

Pgs: 4 \$44.00 T20080035896
05/27/2008 3:58PM BXGAHANNA BOX
Robert G. Montgomery
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS, that Pierce Partners, LLC, an Ohio limited liability company, in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable consideration 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, its successors and assigns, forever, an Easement over and through the real estate described on Exhibit "A" and depicted on Exhibit "B," both Exhibits being attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS "A" AND "B"

Prior Reference: Instrument Nos. 200305200150249 and 200705240090479

This easement is granted for the purpose of constructing, using and maintaining a water line and appurtenant works in any part of said strip, including the right to clean, repair and care for same, together with the right of access to said strip for said purpose.

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, Pierce Partners, 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 have good, right and full power to make this grant, have hereunto set their hand this 18th day of April, 2008.

Pierce Partners, LLC,
an Ohio limited liability company

By Rex Michael Pierce

Name: Rex Michael Pierce

Title: President Pierce Partners, LLC

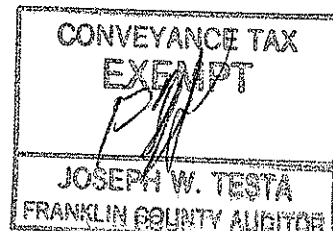
STATE OF OHIO)ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this 18th day of April, 2008, before me, the subscriber, a Notary Public in and for the said State; personally came the above named Rex Michael Pierce, President of Pierce Partners, LLC, an Ohio limited liability company, who acknowledged the signing of this instrument to be his voluntary act and deed on behalf of, and fully authorized by, said company for the uses and purposes therein mentioned.

NOT NECESSARY

MAY 27 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

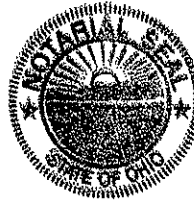


IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal
on the day and year last aforesaid.


Notary Public

My Commission Expires 10-22-12

This Instrument Prepared By:
City of Gahanna



TEDD BOWMAN
Notary Public
In and for the State of Ohio
My Commission Expires
October 22, 2012

EXHIBIT 'A'

**UTILITY EASEMENT
0.188 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jefferson, located in Lot 1, Quarter Township 2, Township 1, Range 16, United States Military Lands, being across that 0.555 acre tract as conveyed to Pierce Partners, LLC by deed of record in Instrument Number 200705240090479 and that 1.182 acre tract as conveyed to Pierce Partners, LLC by deed of record in Instrument Number 200305200150249 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

BEGINNING, at the southwesterly corner of said 0.555 acre tract, at the southeasterly corner of that 1.224 acre tract as conveyed to Rex Michael Pierce and Josette Pierce by deed of record in Instrument Number 200506140115737, being on the northerly line of Amberlea Village Condominium Eighth Amendment of record in Condominium Plat Book 191, Page 5;

thence North 03° 48' 02" East, with the westerly line of said 1.182 acre tract, a distance of 30.00 feet to a point;

thence South 86° 33' 23" East, across said 1.182 and 0.555 acre tracts, a distance of 273.09 feet to a point on the easterly line of said 0.555 acre tract;

thence South 03° 47' 39" West, with said easterly line, a distance of 30.00 feet to the southeasterly corner of said 0.555 acre tract;

thence North 86° 33' 23" West, with the southerly line of said 1.182 and 0.555 acre tracts, a distance of 273.09 feet to the POINT OF BEGINNING and containing 0.188 acre of land, more or less.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.



Michael O. Wanchick 4/24/08

Michael O. Wanchick
Registered Surveyor No. 7854

EXHIBIT 'B'

\\C:\DATA\1\SURVEY\PROJECT\20072063\DWG\2063.U2.DWG<LEGAL LAND> - NO XREFS - LAST SAVED BY MRSISLER [4/23/2008 4:26:40 PM] - PLOTTED BY MRSISLER [4/23/2008 4:26:40 PM]

EMH&T

Ernst, Meacham, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800

M C M X X V

UTILITY EASEMENT
LOT 1, QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, FRANKLIN COUNTY, OHIO

Date: April 24, 2008
Scale: 1" = 40'
Job No: 2007-2063

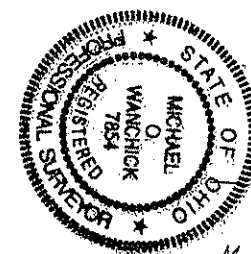
Rex Michael Pierce
Josette Pierce
1.224 Ac.
I.N. 200506140115737

Pierce Partners, LLC
1.182 Ac.
I.N. 200305200150249

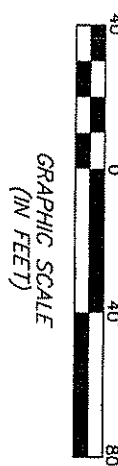
Pierce Partners, LLC
Second Parcel
0.555 Ac.
I.N. 200705240090479

Amberlea Village
Condominium
8th Amendment
Condo P.B. 191, Pg. 5

M. H. Murphy Development
Company
Original 11.881 Ac.
I.N. 200309180299229



By Michael O. Wandchick 4/24/08
Professional Surveyor No. 7854



Pazuli Development Inc. / Morse Road Office Building-King Property / 72063ac