

Instr: 200009280196995 09/28/2000
Pages: 11 Fee: \$50.00 9:32AM
Robert G. Montgomery T20000126161
Franklin County Recorder MPPMR JAME

PERPETUAL EASEMENT FOR UTILITY PURPOSES

KNOW ALL MEN BY THESE PRESENTS, COLUMBUS ACADEMY SCHOOLS (hereinafter Grantor), in consideration of the sum of Twenty Thousand Dollars (\$20,000.00) and for other good and valuable considerations to be paid by the CITY OF GAHANNA, Ohio (hereinafter Grantee), the receipt of which is hereby acknowledged, does hereby grant and release to the Grantee, its successors and assigns, a perpetual nonexclusive right in, through, over and under the real estate described and attached in Exhibit A and Exhibit B for the purpose of constructing, installing, operating, maintaining, inspecting, repairing removing, renewing and replacing a waterline and associated appurtenances thereto together with the right of access to easement areas for said purposes. Exhibit A and Exhibit B are attached and fully incorporated herein.

SEE ATTACHED EXHIBIT A AND EXHIBIT B

TO HAVE AND TO HOLD said premises unto said Grantee, its successors and assigns, for the uses and purposes mentioned above. In witness whereof, John Mackenzie, Headmaster, Columbus Academy Schools have hereunto set its hand on this 2nd day of September, 2000.

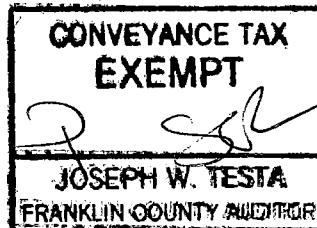
BY: John Mackenzie

John Mackenzie, Headmaster, Columbus Academy Schools

Signed and acknowledged in the presence of :

Kenneth W. Testa
Kenneth C. Dunn

EXHIBIT A



TRANSFERRED
NOT NECESSARY
SEP 28 2000
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

STATE OF OHIO

County of Franklin

BE IT REMEMBERED, that on this 22nd day of September, 2000 before me, a Notary Public in and for the State of Ohio, personally came the above named John Mackenzie, Headmaster, Columbus Academy Schools, Grantor in the foregoing instrument, who acknowledged the signing of the same to be its voluntary act and deed for the use and purposes herein before mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the 22nd day of September, 2000.

Notary Public:



JAMES P. VILLACRES

My Commission Expires: NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUG. 27, 2003

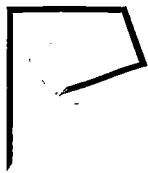


Exhibit A

DESCRIPTION OF EASEMENT AREA LOCATED EAST OF CHERRY BOTTOM ROAD SOUTH OF COLDWELL DRIVE

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 1, Township 1, Range 17, United States Military Lands, being an easement area located in that original 198 acre tract as described in a deed to The Columbus Academy, of record in Official Record Volume 02177 J13, (all references to records are on file in the Recorder's Office, Franklin County, Ohio), said easement area being more particularly described as follows:

Beginning at an iron pin found at the northwesterly corner of Lot 1, as delineated on the plat "ACADEMY PLACE", of record in Plat Book 76, Page 32, in the easterly platted right-of-way line of Cherry Bottom Road;

Thence North $86^{\circ}24'50''$ West, along the northerly line of said plat "ACADEMY PLACE", a distance of 11.99 feet to a point in the easterly right-of-way line of said Cherry Bottom Road;

Thence North $23^{\circ}15'58''$ West, along the easterly right-of-way line of Cherry Bottom Road, a distance of 342.03 feet to a point a point of curvature;

Thence continuing along the easterly right-of-way line of said Cherry Bottom Road, along the arc of a curve the right, having a radius of 515.67 feet, a central angle of $13^{\circ}58'25''$, an arc distance of 125.76 feet to a point of tangency, said arc being subtended by a chord bearing North $16^{\circ}16'45.5''$ West, a chord distance of 125.45 feet;

Thence North $09^{\circ}17'33''$ West, continuing along the easterly right-of-way line of said Cherry Bottom Road, a distance of 84.26 feet to a point of curvature;

Thence continuing along the easterly right-of-way line of said Cherry Bottom Road, along the arc of a curve the left, having a radius of 279.11 feet, a central angle of $22^{\circ}58'00''$, an arc distance of 111.88 feet to a point of tangency, said arc being subtended by a chord bearing North $20^{\circ}46'33''$ West, a chord distance of 111.13 feet;

Thence North $32^{\circ}15'33''$ West, continuing along the easterly right-of-way line of said Cherry Bottom Road, a distance of 463.70 feet to a point in the southeasterly line of that 1.379 acre tract as described in a deed to The Columbus Academy, of record in Official Record Volume 10331 B13;

Thence North $12^{\circ}24'27''$ East, along the southeasterly line of said 1.379 acre tract, a distance of 42.68 feet to a point;

Thence South $32^{\circ}15'33''$ East, along a line being parallel to and 60.00 feet easterly from the centerline of said Cherry Bottom Road, a distance of 494.05 feet to a point of curvature;

Thence continuing along a line being parallel to and 60.00 feet easterly from the centerline of said Cherry Bottom Road, along the arc of a curve the right, having a radius of 309.11 feet, a central angle of $22^{\circ}58'00''$, an arc distance of 123.91 feet to a point of tangency, said arc being subtended by a chord bearing South $20^{\circ}46'33''$ East, a chord distance of 123.08 feet;

Thence South $09^{\circ}17'33''$ East, continuing along a line being parallel to and 60.00 feet easterly from the centerline of said Cherry Bottom Road, a distance of 84.26 feet to a point of curvature;

Thence continuing along a line being parallel to and 60.00 feet easterly from the centerline of said Cherry Bottom Road, along the arc of a curve the left, having a radius of 485.67 feet, a central angle of $13^{\circ}58'25''$, an arc distance of 118.45 feet to a point of tangency, said arc being subtended by a chord bearing South $16^{\circ}16'45.5''$ East, a chord distance of 118.15 feet;

Thence South $23^{\circ}15'58''$ East, continuing along a line being parallel to and 60.00 feet easterly from the centerline of said Cherry Bottom Road, a distance of 357.22 feet to a point in the northerly line of Lot 1, as delineated on the plat "ACADEMY PLACE", of record in Plat Book 76, Page 32;

Thence North $86^{\circ}24'50''$ West, along the northerly line of said plat "ACADEMY PLACE", a distance of 21.64 feet to the Place of Beginning and containing an area of 34,586 square feet (0.794 acre).

The basis of bearing for this description is based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983.

This description was prepared from an actual field survey and records on file in the Recorder's Office, Franklin County, Ohio.



ms consultants, inc.
Consulting Engineers

John L. Price 6/20/00
John L. Price
Professional Surveyor No. 7159

Exhibit B

DESCRIPTION OF EASEMENT AREA
LOCATED EAST OF CHERRY BOTTOM ROAD
SOUTH OF COLDWELL DRIVE

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 1, Township 1, Range 17, United States Military Lands, being an easement area located in that 123.731 acre tract as described in a deed to The Columbus Academy, of record in Official Record Volume 10057 B20, (all references to records are on file in the Recorder's Office, Franklin County, Ohio), said easement area being more particularly described as follows:

Beginning at an iron pin found in the northerly line of said 123.731 acre tract, at the southwesterly corner of Lot 284, as delineated on the plat "EXTENSION and RESUBDIVISION of PARTS of CHERRY BOTTOM, SECTION 1", of record in Plat Book 64, Page 28, said iron pin being located South 86°14'39" East, a distance of 40.17 feet from a railroad spike found at the intersection of the northerly line of said 123.731 acre tract and the centerline of Cherry Bottom Road;

Thence South 86°14'39" East, along the northerly line of said 123.731 acre tract, the southerly line of Lot 284, a distance of 20.00 feet to a point;

Thence South 00°34'42" East, into said 123.731 acre tract, along a line being parallel to and 60.00 feet easterly from the centerline of said Cherry Bottom Road, a distance of 640.29 feet to a point;

Thence South 17°46'10" East, continuing through said 123.731 acre tract, a distance of 513.87 feet to a point;

Thence South 53°14'44" East, continuing through said 123.731 acre tract, a distance of 318.40 feet to a point;

Thence South 39°53'06" East, continuing through said 123.731 acre tract, a distance of 299.50 feet to a point;

Thence South 52°51'24" East, continuing through said 123.731 acre tract, a distance of 235.39 feet to a point;

Thence South 66°48'33" East, continuing through said 123.731 acre tract, a distance of 50.03 feet to a point in the westerly line of that 1.27 acre tract as described in a deed to Herbert A. and Anna Mae Smith, of record in Deed Book 1954, Page 352;

Thence South $07^{\circ}15'09''$ West, along the westerly line of said 1.27 acre tract, a distance of 41.60 feet to a point in the northerly right-of-way line of Cherry Bottom Road;

Thence North $66^{\circ}48'33''$ West, along the northerly right-of-way line of Cherry Bottom Road, a distance of 61.45 feet to a point a point of curvature;

Thence continuing along the northerly right-of-way line of said Cherry Bottom Road, along the arc of a curve the right, having a radius of 410.74 feet, a central angle of $18^{\circ}48'57''$, an arc distance of 134.89 feet to a point of tangency, said arc being subtended by a chord bearing North $57^{\circ}24'04.5''$ West, a chord distance of 134.28 feet;

Thence North $47^{\circ}59'36''$ West, continuing along the northerly right-of-way line of said Cherry Bottom Road, a distance of 111.58 feet to a point;

Thence North $38^{\circ}26'11''$ West, continuing along the northerly right-of-way line of said Cherry Bottom Road, a distance of 211.42 feet to a point of curvature;

Thence continuing along the northerly right-of-way line of said Cherry Bottom Road, along the arc of a curve the left, having a radius of 507.46 feet, a central angle of $20^{\circ}36'40''$, an arc distance of 182.55 feet to a point of tangency, said arc being subtended by a chord bearing North $48^{\circ}44'31''$ West, a chord distance of 181.57 feet;

Thence North $59^{\circ}02'51''$ West, continuing along the northeasterly right-of-way line of said Cherry Bottom Road, a distance of 148.32 feet to a point of curvature;

Thence continuing along the northeasterly right-of-way line of said Cherry Bottom Road, along the arc of a curve the right, having a radius of 242.84 feet, a central angle of $42^{\circ}53'44''$, an arc distance of 181.81 feet to a point of tangency, said arc being subtended by a chord bearing North $37^{\circ}35'59''$ West, a chord distance of 177.59 feet;

Thence North $16^{\circ}08'57''$ West, continuing along the northeasterly right-of-way line of said Cherry Bottom Road, a distance of 305.46 feet to a point of curvature;

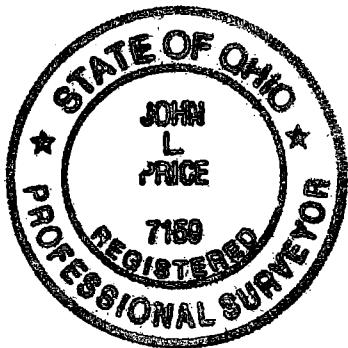
Thence continuing along the northeasterly right-of-way line of said Cherry Bottom Road, along the arc of a curve the right, having a radius of 542.96 feet, a central angle of $15^{\circ}34'16''$, an arc distance of 147.56 feet to a point of tangency, said arc being subtended by a chord bearing North $08^{\circ}21'49''$ West, a chord distance of 147.11 feet;

Thence North $00^{\circ}34'42''$ West, continuing along the easterly right-of-way line of said Cherry Bottom Road, a distance of 642.56 feet to a point the northerly line of said 123.731 acre tract;

Thence South 86°14'39" East, along the northerly line of said 123.731 acre tract, a distance of 10.09 feet to the Place of Beginning and containing an area of 87,234 square feet (2.003 acres).

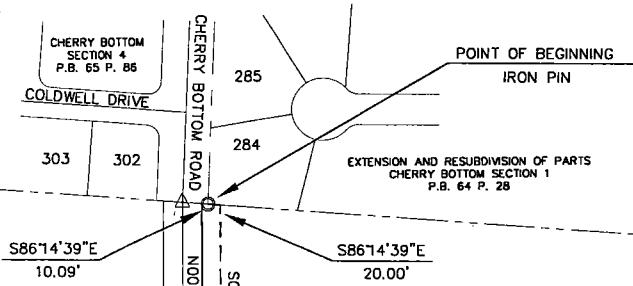
The basis of bearing for this description is based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983.

This description was prepared from an actual field survey and records on file in the Recorder's Office, Franklin County, Ohio.



ms consultants, inc.
Consulting Engineers


John L. Price 6/20/00
John L. Price
Professional Surveyor No. 7159



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS.

$\Delta=15^{\circ}34'16''$
R=542.96'
L=147.56'
CH=147.11'
CHB=N8°21'49"W

THE COLUMBUS ACADEMY
O.R. 10057820
88.752 AC.

EASEMENT AREA = 87,234 SQUARE FEET (2.003 ACRES)

$\Delta=42^{\circ}53'44''$
R=242.84'
L=181.81'
CH=177.59'
CHB=N37°35'59"W

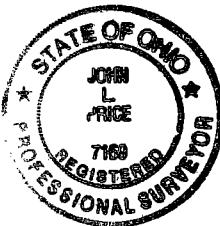
$\Delta=20^{\circ}36'40''$
R=507.46'
L=182.55'
CH=181.57'
CHB=N48°44'31"W

$\Delta=18^{\circ}48'57''$
R=410.74'
L=134.89'
CH=134.28'
CHB=N57°24'04.5"W

LEGEND

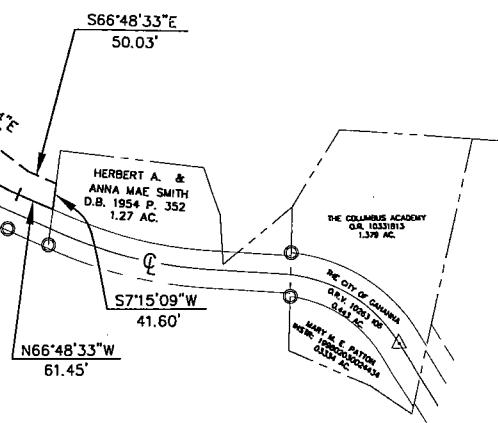
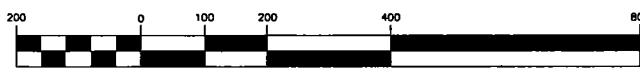
- - IRON PIN FOUND
- △ - RAILROAD SPIKE FOUND
- CHB - CHORD BEARING

THE FOREGOING EASEMENT EXHIBIT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND RECORDS ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR NO. 7159

GRAPHIC SCALE



DESCRIPTION					
EASEMENT AREA EXHIBIT					
LOCATION					
THE COLUMBUS ACADEMY EAST OF CHERRY BOTTOM ROAD SOUTH OF COLDWELL DRIVE					
CLIENT					
CITY OF GAHANNA					
 ms consultants, inc. CONSULTING ENGINEERS & PLANNERS 2221 NICHOLS ROAD, COLUMBUS, OHIO 43228 PHONE (614) 866-7100 FAX (614) 866-7570					
DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT NO.	SHEET	
JLP		CSS	04-482.324	1 OF 1	
SCALE:	DATE:				
1"=200'	6/22/00				