

02619C03

DEED OF EASEMENT

21705

KNOW ALL MEN BY THESE PRESENTS THAT _____

Andre M. Buckles

37 W. Broad St., Columbus, Ohio 43215

hereinafter called "Grantor", for and in consideration of One (\$1.00) Dollar, and other valuable considerations paid by the CITY OF GAHANNA, a municipal corporation, Grantee herein, receipt of which is hereby acknowledged, hereby grants with general warranty covenants to Grantee, its successors and assigns forever, a perpetual easement in, through, over and under the following described real estate for the purpose of constructing, operating, maintaining or replacing a Sanitary Sewer Line, and appurtenances thereto.

IN ACCORDANCE WITH the legal descriptions attached hereto and made part hereof, marked "EXHIBIT A".

Grantor, his heirs and assigns, hereby release the City of Gahanna from any further claims for compensation or Claims for damages resulting from this grant or the construction of said project, except that contractors for the City of Gahanna shall not be released from liability for damage caused by their negligence.

The City of Gahanna, as soon as practicable after construction of said utility and all subsequent alterations and repairs thereto, shall cause all affected property of Grantor to be restored to its original contours as nearly as is reasonably possible. This covenant to run with the land.

MAIL ROOM Hall, 100 N. Hamilton St., Columbus, Ohio 43230

FRANKLIN COUNTY, OHIO
MAR 30 1983
Recorded.....Time *2:25P*
PALMER C. McNEAL, Recorder
942
Recorder's Fee \$.....

TRANSFER
NOT NECESSARY
MAR 30 1983
ROGER W. TRACY,
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
P LOR
ROGER W. TRACY
FRANKLIN COUNTY AUDITOR

Deed of Easement - Cont'd
Andre M. Buckles

The rights granted herein shall not be construed to interfere with or restrict the use of the premises with respect to the construction and maintenance so long as the same are so constructed as not to impair the strength or interfere with the use and maintenance of said utility.

Prior Instrument Reference: Volume 3700, Page 120.

IN WITNESS WHEREOF, the said Grantor,

who hereby release their respective rights of dower have hereunto set their hands this 17th day of February, 1983.

Signed and Acknowledged, this in the presence of,

William B. Ashton Andre M. Buckles
Rebecca L. Bean

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

On this 17th day of February, 1983, before me, a Notary Public, in and for the jurisdiction aforesaid, personally came the above named ANDRE M. BUCKLES

Grantor in the foregoing Deed of Easement and acknowledged the signing of the same to be a voluntary act and deed for the uses and purposes therein mentioned.

Rebecca L. Bean Peterfish
Notary Public

This instrument prepared by:
CITY OF GAHANNA

Rebecca L. Peterfish
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES APRIL 2, 1986

DEED OF EASEMENT - CONT'D

ANDRE M. BUCKLES

IN WITNESS WHEREOF, The Grantor herein, ANDRE M. BUCKLES, and his wife GRETCHEN S. BUCKLES, who hereby releases her rights of dower in the premises, has set her hand this 23 day of February, 1983.

Signed and Acknowledged in the presence of:

North J. Longardner
Witness

Gretchen S. Buckles
Gretchen S. Buckles

[Signature]
Witness

STATE OF OHIO) ss.:

BE IT REMEMBERED, That on this 23 day of February, 1983, before me, the subscriber, a Notary Public in and for the said State, personally came the above named GRETCHEN S. BUCKLES, who acknowledged the signing of the same to be her voluntary act and deed for the purposes and uses herein mentioned.

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

Sandra L. Carlisle
Notary Public

My Commission Expires: 4-24-84

SANDRA L. CARLISLE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APR 24, 1984

ANDRE M. BUCKLES

Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in the Southwest Quarter of Township 1, Range 16, United States Military Lands and being part of the 220.064 acre tract conveyed to Andre M. Buckles, by deed of record in Deed Book 3700, Page 120, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the easterly right-of-way line of Morrison Road, that is the southwesterly corner of said 220.064 acre tract, the northwesterly corner of the 20.542 acre tract conveyed to Huntington National Bank, Trustee, by deed of record in Deed Book 3736, Page 342;

thence along said right-of-way line of Morrison Road, North $47^{\circ} 19' 39''$ West, 70.15 feet to a point;

thence continuing along said right-of-way line, being the arc of a curve to the left (Sub Delta = $0^{\circ} 26' 21''$, Radius = 3524.04 feet), a chord bearing and distance of North $22^{\circ} 44' 39''$ West, 27.01 feet to a point;

thence South $81^{\circ} 30' 49''$ East, 432.01 feet to a point;

thence South $83^{\circ} 29' 57''$ East, (being 50 feet northerly, as measured at right angles and parallel with the southerly line of the Andre M. Buckles 220.064 acre tract), 975.88 feet to a point;

thence North $66^{\circ} 54' 34''$ East, 305.16 feet to a point;

thence North $67^{\circ} 29' 45''$ East, 357.21 feet to a point in the easterly line of the Andre M. Buckles 220.064 acre tract, the westerly line of the Lewis L. Murphy tract, of record in Deed Book 3006, Page 30, and Deed Book 3642, Page 826;

thence along said westerly line of the Lewis L. Murphy tract, South $3^{\circ} 33' 45''$ West, 22.26 feet to a point;

thence South $67^{\circ} 29' 45''$ West, 346.95 feet to a point;

continued.....

thence South 66° 54' 34" West, 371.48 feet to a point in the northerly line of the 28.01 acre tract conveyed to Claycraft Co., by deed of record in Deed Book 3375, Page 429;

thence along said northerly line of the 28.01 acre tract and the northerly line of the Huntington National Bank, Trustee, 20.542 acre tract, North 83° 29' 57" West, 1290.26 feet to the place of beginning.

TOGETHER WITH the right to use, only during the period of construction, two (2) additional strips of land, said strips being described as follows:

STRIP 1

Beginning at a point in the westerly line of the Lewis L. Murphy tract, of record in Deed Book 3006, Page 30 and Deed Book 3642, Page 826, said point being located North 3° 33' 45" East, 324.43 feet from the southeasterly corner of the Andre M. Buckles 220.064 acre tract;

thence South 67° 29' 45" West, 334.38 feet to a point;

thence South 66° 54' 34" West, 327.53 feet to a point in the southerly line of the Andre M. Buckles 220.064 acre tract;

thence along said southerly line, North 83° 29' 57" West, 50.63 feet to a point;

thence North 66° 54' 34" East, 371.48 feet to a point;

thence North 67° 29' 45" East, 346.95 feet to a point in the westerly line of the Lewis L. Murphy tract;

thence along said westerly line, South 3° 33' 45" West, 27.83 feet to the place of beginning.

continued.....

- 3 -

STRIP 2

Beginning at a point in the westerly line of the Lewis L. Murphy tract, of record in Deed Book 3642, Page 826, said point being located North 3° 33' 45" East, 374.52 feet from the south-easterly corner of the Andre M. Buckles 220.064 acre tract;

thence South 67° 29' 45" West, 357.21 feet to a point;

thence South 66° 54' 34" West, 305.16 feet to a point;

thence North 83° 29' 57" West, 975.88 feet to a point;

thence North 81° 30' 49" West, 432.01 feet to a point in the easterly right-of-way line of Morrison Road;

thence along said right-of-way line, being the arc of a curve to the left (Sub Delta = 1° 07' 36", Radius = 3524.04 feet), a chord bearing and distance of North 23° 31' 38" West, 69.33 feet to a point;

thence South 83° 29' 57" East, 1371.90 feet to a point;

thence North 66° 54' 34" East, 329.63 feet to a point;

thence North 67° 29' 45" East, 406.89 feet to a point in the westerly line of the Lewis L. Murphy tract;

thence along said westerly line, South 3° 33' 45" West, 111.32 feet to the place of beginning.

* * * * *

FRANKLIN COUNTY, OHIO
MAR 30 1983
PALMER Q. McNEAL, Recorder
Recorder's Fee \$ 6.00

02619009

D E E D O F E A S E M E N T

2178.6

MAIL: Cedar Hill, 10071 N. Hamilton Rd., Gahanna, Ohio 43230

KNOW ALL MEN BY THESE PRESENTS, That ANDRE M. BUCKLES, of the State of Ohio, County of Franklin, City of Gahanna, in consideration of the sum of One Dollar (\$1.00) 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, a right-of-way over and through the following described real estate:

Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in Lot 5 of "DAVID TAYLOR SUB-DIVISION," of Section 3, Township 1, Range 16, United States Military Lands and being a strip of land fifteen (15) feet in width across the entire northerly end of that tract of land conveyed to Andre M. Buckles by deed of record in Deed Book 3700, Page 120, Recorder's Office, Franklin County, Ohio, said strip to lie southerly from, adjacent to and parallel with the southerly right-of-way line of Taylor Road (being 50 feet in width).

This 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 the said purpose.

TOGETHER WITH, the right to use, only during the period of construction, an additional strip of land forty (40) feet in width, said strip to lie southerly from, adjacent to and parallel with the entire southerly line of the above described Permanent Easement.

TO HAVE AND TO HOLD said premises unto said Grantee, the City of Gahanna, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore mentioned.

NO FEE NECESSARY
MAR 30 1983
ROGER W. TRACY
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
P LAR
ROGER W. TRACY
FRANKLIN COUNTY AUDITOR

continued.....

DEED OF EASEMENT - Continued

ANDRE M. BUCKLES

IN WHITNESS WHEREOF, The Grantor herein, ANDRE M. BUCKLES, has set his hand this 17th day of February, 1983, and ~~his wife GRETCHEN S. BUCKLES, who hereby releases her rights of dower in the premises, has set her hand this _____ day of _____, 1983.~~

Signed and acknowledged in the presence of:

William B. Johnson
Witness

Andre M. Buckles
Andre M. Buckles

Rebecca L. Peterfish
Witness

Gretchen S. Buckles
Gretchen S. Buckles

STATE OF OHIO) ss:

BE IT REMEMBERED, That on this 17th day of February, 1983, before me, the subscriber, a Notary Public in and for the said State, personally came the above named ANDRE M. BUCKLES, the Grantor in the foregoing Deed of Easement, and ~~his wife, Gretchen S. Buckles,~~ who acknowledged the signing of the same to be ^{his} ~~their~~ voluntary act and deed for the purposes and uses herein mentioned.

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

Rebecca L. Peterfish
Notary Public

My Commission Expires April 2, 1986
Rebecca L. Peterfish
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES APRIL 2, 1986

This Instrument Prepared By:

CITY OF GAHANNA

DEED OF EASEMENT - CONT'D

ANDRE M. BUCKLES

IN WITNESS WHEREOF, The Grantor herein, ANDRE M. BUCKLES, and his wife GRETCHEN S. BUCKLES, who hereby releases her rights of dower in the premises, has set her hand this 23 day of

February, 1983.

Signed and Acknowledged
in the presence of:

Nevin J. Longardner
Witness
[Signature]
Witness

Gretchen S. Buckles
Gretchen S. Buckles

STATE OF OHIO) ss.:

BE IT REMEMBERED, That on this 23rd day of February, 1983, before me, the subscriber, a Notary Public in and for the said State, personally came the above named GRETCHEN S. BUCKLES, who acknowledged the signing of the same to be her voluntary act and deed for the purposes and uses herein mentioned.

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

Sandra L. Carlisle
Notary Public

My Commission Expires: 4-24-84

SANDRA L. CARLISLE
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES APR. 24, 1984

TRANSFER
NOT NECESSARY
AUG - 2 1984
ROGER W. TRACY
NOTARY PUBLIC
FRANKLIN COUNTY, OHIO

04594A15

D E E D O F E A S E M E N T

69853

KNOW ALL MEN BY THESE PRESENTS, That ANDRE M. BUCKLES, of the State of Ohio, County of Franklin, City of Gahanna, in consideration of the sum of One Dollar (\$1.00) 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, a right-of-way over and through the following described real estate:

Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in Lot 5 of "DAVID TAYLOR SUBDIVISION", of Section 3, Township 1, Range 16, United States Military Lands and being a strip of land fifteen (15) feet in width across the entire northerly end of that tract of land conveyed to Andre M. Buckles by deed of record in Deed Book 3700, Page 120, Recorder's Office, Franklin County, Ohio, said strip to lie southerly from, adjacent to and parallel with the southerly right-of-way line of Taylor Road (being 50 feet in width).

CONVEYANCE TAX
RECEIPT
6.4
ROGER W. TRACY
FRANKLIN COUNTY AUDITOR

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

TO HAVE AND TO HOLD said premises unto said Grantee, the City of Gahanna, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore mentioned.

IN WITNESS WHEREOF, The Grantor herein, ANDRE M. BUCKLES, has set his hand this 23rd day of April, 1984, and his wife GRETCHEN S. BUCKLES, who hereby releases her rights of dower in the premises, has set her hand this 23rd day of April, 1984. FRANKLIN COUNTY, OHIO

Recorded: AUG 2 - 1984 Time: 9:25 AM

Signed and acknowledged in the presence of:

Paula H. Heister
WITNESS

PALMER C. MCNEAL, Recorder
Recorder's Fee \$ 10.00
Andre M. Buckles
ANDRE M. BUCKLES

Paula H. Heister
WITNESS

Gretchen S. Buckles
GRETCHEN S. BUCKLES

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, That on this 23rd day of April, 1984, before me, a Notary Public, in and for the said State, personally came the above named ANDRE M. BUCKLES, the Grantor in the foregoing Deed of Easement, and his wife GRETCHEN S. BUCKLES, who acknowledge the signing of the same to be their voluntary act and deed for the purposes and uses herein mentioned.

SWORN TO before me and signed in my presence this 23rd day of April, 1984.

MAURICE D. PORTMAN
NOTARY PUBLIC - STATE OF OHIO
MY COMMISSION EXPIRES APRIL 1988

Maurice D. Portman
NOTARY PUBLIC

MAIL Beckley Green, 200 S Hamilton Rd, Gahanna, Ohio 43230



201007150089298

Pgs: 8 \$76.00 T20100039463
07/15/2010 12:03PM MLTY BROWN1
Robert G. Montgomery
Franklin County Recorder

TRANSFERRED

7/15/2010

CORRECTION DIVISION
AUDITOR
FRANKLIN COUNTY, OHIO

906749

CONVEYANCE TAX EXEMPT	
A	J
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Andre M. Buckles, Married, the Grantor herein, as a donation under Ohio Revised Code Section 5501.33 and pursuant to the terms of a Contribution Agreement between Grantor and Grantee herein dated March 26, 2010 (the "Contribution Agreement"), does hereby grant, convey, release, and forever Quit Claim to the City of Gahanna, an Ohio Municipal Corporation, the Grantee herein, all right, title and interest in fee simple in the following described real estate:

PARCEL: 3 - WD; 7.488 ACRE TRACT FOR ROAD RIGHT-OF-WAY PURPOSES
FRA - TECH CENTER DRIVE

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF

Prior Instrument Reference: Vol. 3700, Page 120, Franklin County Recorder's Office.

To have and to hold said property unto Grantee, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair and/or maintenance of a public road.

Pursuant to the terms of the Contribution Agreement, in the event that Grantee decides not to use the property conveyed herein for the above-stated purpose or does not complete the construction of a public road and open the road to public use on or before the date required under the Contribution Agreement, Grantor may repurchase the property for the sum of Ten Dollars (\$10.00).

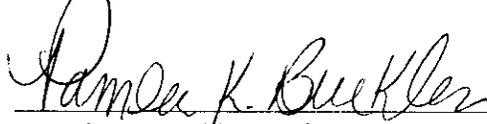
In addition, Grantee agrees that it shall not transfer the property or any portion thereof to a third party except a successor entity which is either a political subdivision of the State of Ohio or an organization otherwise described in Section 170(c) of the United States Internal Revenue Code as being eligible to receive a charitable contribution.

The interest in real property being donated herein is being acquired prior to adoption of an environmental document prepared by Grantee for this highway project, and as a result, the following rights shall apply: (A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969", 83 Stat. 852, 42 U.S.C.A. 4321 et seq. as amended. (B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including a decision relative to the need to construct the project or selection of its specific location. (C) The donated interest shall revert to Grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

Pamela K. Buckles, the spouse of Andre M. Buckles, Married, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF Andre M. Buckles, Married, and Pamela K. Buckles, Wife, have hereunto set their hands on the 15th day of July, 2010.


Andre M. Buckles, Married


Pamela K. Buckles, Wife

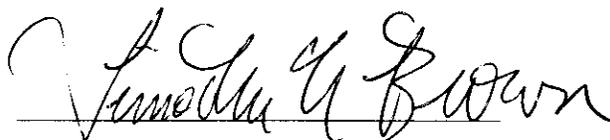
STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the 15th day of July, 2010, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andre M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

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



NOTARY PUBLIC

My Commission expires:

09/19/10

This document was prepared by or for the City of Gahanna, an Ohio Municipal Corporation.

EXHIBIT A

LPA RX 851 WD

Page 1 of 5

Rev. 06/09

Ver. Date 06/02/2010

PID 80722

**PARCEL 3-WD
FRA-TECH CENTER DRIVE EXTENSION
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left and right sides of the centerline of FRA-TECH CENTER DRIVE EXTENSION and as shown on the Centerline Plat and Right-of-Way plans recorded _____, in Plat Book _____, Page _____, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16 of the United States Military Lands, being a part of Lot 6 of David Taylor Subdivision (destroyed by fire) as demonstrated on Plat Book 1, Page 10A, being a part of the remainder of the 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and described as follows:

Beginning, for reference, at a 1 inch solid iron pin in an Ohio Department of Transportation (ODOT) monument box found in the centerline of survey for Hamilton Road (State Route 317) as shown on the right-of-way plans for FRA-270-28.30N on file with Ohio Department of Transportation, District 6, Delaware, Ohio, located at centerline station 22+99.83 for Hamilton Road;

thence South 04 degrees 09 minutes 11 seconds West, a distance of 359.83 feet, with said centerline, to a point, located at centerline station 19+40.00 for Hamilton Road, said point being North 04 degrees 09 minutes 11 seconds East, a distance of 38.00, with said centerline, from a centerline monument box set (per ODOT Standard Construction Drawing RM-1.1) marking the proposed intersection of Hamilton Road and Tech Center Drive, located at centerline station 19+02.00 for Hamilton Road and centerline station 1+00.00 for proposed Tech Center Drive;

EXHIBIT A

thence South 85 degrees 50 minutes 49 seconds East, a distance of 120.00 feet, passing the westerly line of said Quarter Township 3, the westerly line of said Lot 6, and the historic centerline of Hamilton Road at 10.81 feet, to a 3/4 inch iron pin found at a corner common to the 34.634 acre tract, also known as Parcel No. 1200WL as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the State of Ohio of record in Deed Book 3255, Page 559, the 3.057 acre tract, also known as Parcel No. 1200WD-1 as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the City of Gahanna of record in Official Record 13363E07, and said Buckles tract, being 37.79 feet left of centerline station 2+20.79 for proposed Tech Center Drive, being the *True Point of Beginning*;

thence North 04 degrees 09 minutes 11 seconds East, a distance of 22.22 feet, with a line common to said 34.634 acre tract and said Buckles tract and the limited access right-of-way line as shown on said FRA-270-28.30N, to an iron pin set, being 60.00 feet left of the centerline station 2+21.28 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed north right-of-way line for Tech Center Drive, the following courses:

with the arc of a curve to the left, having a central angle of 31 degrees 26 minutes 22 seconds, a radius of 940.00 feet, an arc length of 515.80 feet, a chord bearing and distance of North 77 degrees 12 minutes 51 seconds East, 509.35 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet left of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 30 degrees 33 minutes 28 seconds, a radius of 1560.00 feet, an arc length of 832.00 feet, a chord bearing and distance of North 76 degrees 46 minutes 24 seconds East, 822.17 feet, to an iron pin set, being 60.00 feet left of the centerline station 15+70.00 for proposed Tech Center Drive;

North 02 degrees 03 minutes 08 seconds East, a distance of 20.00 feet, to an iron pin set, being 80.00 feet left of the centerline station 15+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 03 degrees 03 minutes 21 seconds, a radius of 1580.00 feet, an arc length of 84.27 feet, a chord bearing and distance of South 86 degrees 25 minutes 12 seconds East, 84.26 feet, to an iron pin set, being 80.00 feet left of the centerline station 16+50.00 for proposed Tech Center Drive;

South 05 degrees 06 minutes 29 seconds West, a distance of 20.00 feet, to an iron pin set, being 60.00 feet left of the centerline station 16+50.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 10 degrees 18 minutes 48 seconds, a radius of 1560.00 feet, an arc length of 280.80 feet, a chord bearing and distance of South 79 degrees 44 minutes 07 seconds East, 280.42 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet left of the centerline station 19+20.00 for proposed Tech Center Drive;

EXHIBIT A

Page 3 of 5

LPA RX 851 WD

Rev. 06/09

with the arc of a curve to the left, having a central angle of 47 degrees 21 minutes 35 seconds, a radius of 1157.34 feet, an arc length of 956.64 feet, a chord bearing and distance of North 81 degrees 44 minutes 29 seconds East, 929.64 feet, to an iron pin set at a point of tangency, being 60.00 feet left of the centerline station 29+26.23 for proposed Tech Center Drive; and

North 58 degrees 03 minutes 42 seconds East, a distance of 2.73 feet, to an iron pin set on a line common to said 34.634 acre tract and said Buckles tract and the limited access right-of-way line as shown on said FRA-270-28.30N, being 60.00 feet left of the centerline station 29+28.96 for proposed Tech Center Drive;

thence South 31 degrees 35 minutes 29 seconds East, a distance of 120.00 feet, with said common line and said limited access right-of-way line, to an iron pin set, being 60.00 feet right of the centerline station 29+28.23 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed south right-of-way line for Tech Center Drive, the following courses:

South 58 degrees 03 minutes 42 seconds West, a distance of 2.00 feet to an iron pin set at a point of curvature, being 60.00 feet right of the centerline station 29+26.23 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 47 degrees 21 minutes 35 seconds, a radius of 1277.34 feet, an arc length of 1055.83 feet, a chord bearing and distance of South 81 degrees 44 minutes 29 seconds West, 1026.03 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet right of the centerline station 19+20.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 11 degrees 04 minutes 38 seconds, a radius of 1440.00 feet, an arc length of 278.40 feet, a chord bearing and distance of North 80 degrees 07 minutes 03 seconds West, 277.97 feet, to an iron pin set, being 60.00 feet right of the centerline station 16+30.00 for proposed Tech Center Drive;

South 04 degrees 20 minutes 39 seconds West, a distance of 20.00 feet, to an iron pin set, being 80.00 feet right of the centerline station 16+30.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 02 degrees 40 minutes 26 seconds, a radius of 1420.00 feet, an arc length of 66.27 feet, a chord bearing and distance of North 86 degrees 59 minutes 34 seconds West, 66.26 feet, to an iron pin set, being 80.00 feet right of the centerline station 15+60.00 for proposed Tech Center Drive;

thence North 01 degrees 40 minutes 13 seconds East, a distance of 20.00 feet, to an iron pin set, being 60.00 feet right of the centerline station 15+60.00 for proposed Tech Center Drive;

EXHIBIT A

with the arc of a curve to the left, having a central angle of 30 degrees 10 minutes 33 seconds, a radius of 1440.00 feet, an arc length of 758.40 feet, a chord bearing and distance of South 76 degrees 34 minutes 56 seconds West, 749.67 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet right of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 21 degrees 54 minutes 06 seconds, a radius of 1060.00 feet, an arc length of 405.19 feet, a chord bearing and distance of South 72 degrees 26 minutes 43 seconds West, 402.73 feet, to an iron pin set at the intersection of the proposed south right-of-way line of Tech Center Drive with the proposed east right-of-way line of Pizzurro Park Drive, being 60.00 feet right of the centerline station 3+87.74 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed east right-of-way line for Pizzurro Park Drive, the following courses:

South 04 degrees 26 minutes 29 seconds East, a distance of 24.11 feet, to an iron pin set at a point of curvature, being 84.10 feet right of the centerline station 3+86.91 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 15 degrees 45 minutes 22 seconds, a radius of 340.00 feet, an arc length of 93.50 feet, a chord bearing and distance of South 03 degrees 26 minutes 12 seconds West, 93.20 feet, to an iron pin set at a point of tangency, being 176.00 feet right of the centerline station 3+73.15 for proposed Tech Center Drive;

thence South 11 degrees 18 minutes 53 seconds West, a distance of 31.24 feet, to an iron pin set at a point of curvature, being 205.90 feet right of the centerline station 3+65.54 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 07 degrees 52 minutes 21 seconds, a radius of 260.00 feet, an arc length of 35.72 feet, a chord bearing and distance of South 07 degrees 22 minutes 43 seconds West, 35.70 feet, to an iron pin set on the line common to said 3.057 acre tract and said Buckles tract, being 240.75 feet right of the centerline station 3+59.21 for proposed Tech Center Drive;

thence with said common line, the following courses:

North 01 degrees 52 minutes 53 seconds East, a distance of 43.08 feet, to a 3/4 inch iron pin found, being 197.98 feet right of the centerline station 3+63.50 for proposed Tech Center Drive;

North 19 degrees 28 minutes 35 seconds West, a distance of 174.64 feet, to a 3/4 inch iron pin found, being 29.62 feet right of the centerline station 3+21.70 for proposed Tech Center Drive;

EXHIBIT A

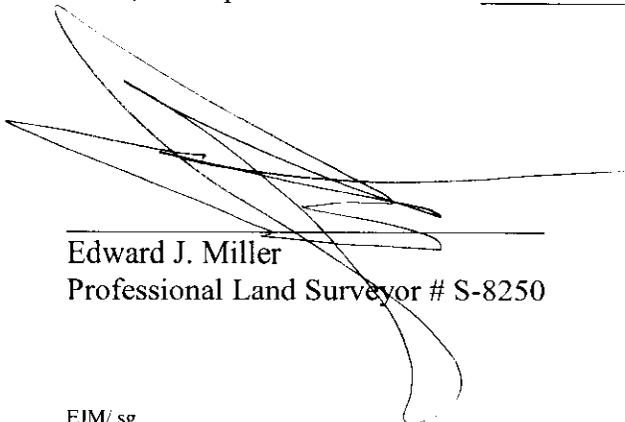
North 56 degrees 06 minutes 07 seconds West, a distance of 120.93 feet, to the *True Point of Beginning*, containing 7.488 acres, more or less, from Auditor's Parcel Number 025-003905.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 65 and FRANK 165 established by the Franklin County Engineering Department. The portion of the centerline of Hamilton Road, having a bearing of North 04 degrees 09 minutes 11 seconds East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

Description prepared by Edward J. Miller, PS, Registered Surveyor No. S-8250, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. as shown on said Centerline Plat and the Right of Way plans for FRA-TECH CENTER DRIVE EXTENSION, dated _____, 2010, a complete set consists of _____ () sheets.



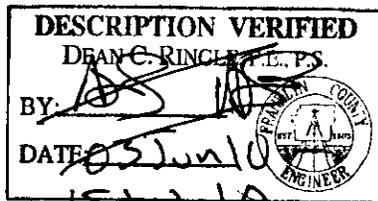
Edward J. Miller
Professional Land Surveyor # S-8250

Date: 6/2/10



O-39-D
Split
7.488 Acres
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3905

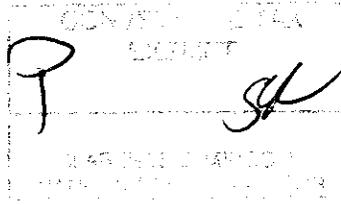
EJM/sg
3WD 7_488 ac 20061127



TRANSFER
NOT NECESSARY

NOV 03 2010

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201011030147051
Pgs: 9 \$84.00 T20100066597
11/03/2010 10:28AM BXGAHANNA BOX
Robert G. Montgomery
Franklin County Recorder

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Andre M. Buckles, Married, the Grantor herein, as a donation under Ohio Revised Code Section 5501.33 and pursuant to the terms of a Contribution Agreement between Grantor and Grantee herein dated March 26, 2010 (the "Contribution Agreement") does hereby grant, bargain, sell, convey and release to the City of Gahanna, an Ohio Municipal Corporation, the Grantee herein, its successors and assigns forever, an easement, which is more particularly described with the Exhibit A document(s) attached hereto, within the following described real estate:

PARCEL(S): 3 – CH1, CH2
FRA – TECH CENTER DRIVE

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Prior Instrument Reference: Volume 3700, Page 120, Franklin County Recorder's Office.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

Pursuant to the terms of the Contribution Agreement, in the event that Grantee decides not to use the property conveyed herein for the above-stated purpose or does not complete the construction of a public road and open the road to public use on or before the date required under the Contribution Agreement, Grantor may repurchase the property for the sum of Ten Dollars (\$10.00).

Gahanna Title Box

In addition, Grantee agrees that it shall not transfer the property or any portion thereof to a third party except a successor entity which is either a political subdivision of the State of Ohio or an organization otherwise described in Section 170(c) of the United States Internal Revenue Code as being eligible to receive a charitable contribution.

The interest in real property being donated herein is being acquired prior to adoption of an environmental document prepared by Grantee for this highway project, and as a result, the following rights shall apply: (A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969", 83 Stat. 852, 42 U.S.C.A. 4321 et seq. as amended. (B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including a decision relative to the need to construct the project or selection of its specific location. (C) The donated interest shall revert to Grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

Pamela K. Buckles, the spouse of Andre M. Buckles, Married, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF Andre M. Buckles, Married, and Pamela K. Buckles, Wife, have hereunto set their hands on the 28th day of October, 2010.

Andre M. Buckles
Andre M. Buckles, Married

Pamela K. Buckles
Pamela K. Buckles, Wife

STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the 28th day of October, 2010, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andre M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

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

Kenneth A. Golonka, Jr.



KENNETH A. GOLOVKA, JR., NOTARY PUBLIC
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 547.03 R.C.

This document was prepared by or for the City of Gahanna, an Ohio Municipal Corporation.

EXHIBIT A

Page 1 of 3

LPA RX 879 CH

Rev. 06/09

Ver. Date 05/24/2010

PID 80722

**PARCEL 3-CH1
FRA- TECH CENTER DRIVE EXTENSION
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of FRA-TECH CENTER DRIVE EXTENSION and as shown on the Centerline Plat and Right-of-Way plans recorded August 5, 2010, in Plat Book 113, Page 54, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16 of the United States Military Lands, being across the remainder of the 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and described as follows:

Beginning, for reference, at a 1 inch solid iron pin in an Ohio Department of Transportation (ODOT) monument box found in the centerline of survey for Hamilton Road (State Route 317) as shown on the right-of-way plans for FRA-270-28.30N on file with Ohio Department of Transportation, District 6, Delaware, Ohio, located at centerline station 22+99.83 for Hamilton Road;

thence South 04 degrees 09 minutes 11 seconds West, a distance of 359.83 feet, with said centerline, to a point, located at centerline station 19+40.00 for Hamilton Road, said point being North 04 degrees 09 minutes 11 seconds East, a distance of 38.00, with said centerline, from a centerline monument box set (per ODOT Standard Construction Drawing RM-1.1) marking the proposed intersection of Hamilton Road and Tech Center Drive, located at centerline station 19+02.00 for Hamilton Road and centerline station 1+00.00 for proposed Tech Center Drive;

thence South 85 degrees 50 minutes 49 seconds East, a distance of 120.00 feet, passing the westerly line of said Quarter Township 3 and the historic centerline of Hamilton Road at 10.81 feet, to 3/4 inch iron pin found at a corner common to the 34.634 acre tract, also known as Parcel No. 1200WL as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the

EXHIBIT A

State of Ohio of record in Deed Book 3255, Page 559, the 3.057 acre tract, also known as Parcel No. 1200WD-1 as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the City of Gahanna of record in Official Record 13363E07, and said Buckles tract, being 37.79 feet left of centerline station 2+20.79 for proposed Tech Center Drive;

thence North 04 degrees 09 minutes 11 seconds East, a distance of 22.22 feet, with a line common to said 34.634 acre tract and said Buckles tract, to an iron pin set, being 60.00 feet left of the centerline station 2+21.28 for proposed Tech Center Drive, being the *True Point of Beginning*;

thence North 04 degrees 09 minutes 11 seconds East, continuing with said common line, a distance of 35.01 feet to a point, being 95.00 feet left of the centerline station 2+22.10 for proposed Tech Center Drive;

thence across said Buckles tract, the following courses:

with the arc of a curve to the left, having a central angle of 31 degrees 23 minutes 32 seconds, a radius of 905.00 feet, an arc length of 495.85 feet, a chord bearing and distance of North 77 degrees 11 minutes 26 seconds East, a chord distance of 489.67 feet, to a point of reverse curvature, being 95.00 feet left of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 12 degrees 36 minutes 18 seconds, a radius of 1595.00 feet, an arc length of 350.90 feet, a chord bearing and distance of North 67 degrees 47 minutes 49 seconds East, 350.19 feet, to a point, being 95.00 feet left of the centerline station 11+00.00 for proposed Tech Center Drive;

North 15 degrees 54 minutes 02 seconds West, a distance of 20.00 feet, to a point, being 115.00 feet left of the centerline station 11+00.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 21 degrees 00 minutes 30 seconds, a radius of 1615.00 feet, an arc length of 592.17 feet, a chord bearing and distance of North 84 degrees 36 minutes 14 seconds East, 588.86 feet, to a point, being 115.00 feet left of the centerline station 16+50.00 for proposed Tech Center Drive;

South 05 degrees 06 minutes 29 seconds West, a distance of 35.00 feet, to an iron pin set, being 80.00 feet left of the centerline station 16+50.00 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed north right-of-way line for Tech Center Drive, the following courses:

with the arc of a curve to the left, having a central angle of 03 degrees 03 minutes 21 seconds, a radius of 1580.00 feet, an arc length of 84.27 feet, a chord bearing and distance of North 86 degrees 25 minutes 12 seconds West, 84.26 feet, to an iron pin set, being 80.00 feet left of the centerline station 15+70.00 for proposed Tech Center Drive;

EXHIBIT A

LPA RX 879 CH

Rev. 06/09

South 02 degrees 03 minutes 08 seconds West, a distance of 20.00 feet, to an iron pin set, being 60.00 feet left of the centerline station 15+70.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 30 degrees 33 minutes 28 seconds, a radius of 1560.00 feet, an arc length of 832.00 feet, a chord bearing and distance of South 76 degrees 46 minutes 24 seconds West, 822.17 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet left of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 31 degrees 26 minutes 22 seconds, a radius of 940.00 feet, an arc length of 515.80 feet, a chord bearing and distance of South 77 degrees 12 minutes 51 seconds West, 509.35 feet, to the *True Point of Beginning*, containing 1.382 acres, more or less, from Auditor's Parcel Number 025-003905.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 65 and FRANK 165 established by the Franklin County Engineering Department. The portion of the centerline of Hamilton Road, having a bearing of North 04 degrees 09 minutes 11 seconds East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

Description prepared by Edward J. Miller, PS, Registered Surveyor No. S-8250, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. as shown on said Centerline Plat and the Right of Way plans for FRA-TECH CENTER DRIVE EXTENSION, dated July 29, 2010 2009, a complete set consists of fifteen (15) sheets.



Edward J. Miller
Professional Land Surveyor # S-8250

EJM/sg
3CHI 1_382 ac 20061127

Date: 8/10/10



EXHIBIT A

Page 1 of 3

I.P.A RX 879 CH

Rev. 06/09

Ver. Date 05/24/2010

PID 80722

**PARCEL 3-CH2
FRA-TECH CENTER DRIVE EXTENSION
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of FRA-TECH CENTER DRIVE EXTENSION and as shown on the Centerline Plat and Right-of-Way plans recorded *August 5, 2010*, in Plat Book 113, Page 54, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16 of the United States Military Lands, being across the remainder of the 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and described as follows:

Beginning, for reference, at a 1 inch solid iron pin in an Ohio Department of Transportation (ODOT) monument box found in the centerline of survey for Hamilton Road (State Route 317) as shown on the right-of-way plans for FRA-270-28.30N on file with Ohio Department of Transportation, District 6, Delaware, Ohio, located at centerline station 22+99.83 for Hamilton Road;

thence South 04 degrees 09 minutes 11 seconds West, a distance of 397.83 feet, with said centerline, to a centerline monument box set (per ODOT Standard Construction Drawing RM-1.1) marking the proposed intersection of Hamilton Road and Tech Center Drive, located at centerline station 19+02.00 for Hamilton Road and centerline station 1+00.00 for proposed Tech Center Drive;

thence South 85 degrees 50 minutes 49 seconds East, a distance of 100.00 feet, with the proposed centerline for Tech Center Drive, passing the westerly line of said Quarter Township 3 and the historic centerline of Hamilton Road at 10.78 feet, to a point of curvature, located at centerline station 2+00.00 for proposed Tech Center Drive;

EXHIBIT A

thence with the arc of a curve to the left, having a central angle of 32 degrees 39 minutes 31 seconds, a radius of 1000.00 feet, an arc length of 570.00 feet, a chord bearing and distance of North 77 degrees 49 minutes 26 seconds East, 562.31 feet, to a centerline monument box set at a point of reverse curvature, located at centerline station 7+70.00 for proposed Tech Center Drive;

thence with the arc of a curve to the right, having a central angle of 32 degrees 50 minutes 58 seconds, a radius of 1500.00 feet, an arc length of 860.00 feet, a chord bearing and distance of North 77 degrees 55 minutes 09 seconds East, 848.27 feet, to a point, located at centerline station 16+30.00 for proposed Tech Center Drive;

thence South 04 degrees 20 minutes 39 seconds West, a distance of 80.00 feet, to an iron pin set, being at 80.00 feet right of centerline station 16+30.00 for proposed Tech Center Drive, the *True Point of Beginning*;

thence across said Buckles tract, the following courses:

South 04 degrees 20 minutes 39 seconds West, a distance of 25.00 feet to a point, being at 105.00 feet right of centerline station 16+30.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 12 degrees 36 minutes 18 seconds, a radius of 1395.00 feet, an arc length of 306.90 feet, a chord bearing and distance of South 88 degrees 02 minutes 29 seconds West, 306.28 feet, to a point, being at 105.00 feet right of centerline station 13+00.00 for proposed Tech Center Drive;

North 08 degrees 15 minutes 40 seconds West, a distance of 45.00 feet, to a point, being at 60.00 feet right of centerline station 13+00.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 09 degrees 55 minutes 53 seconds, a radius of 1440.00 feet, an arc length of 249.60 feet, a chord bearing and distance of North 86 degrees 42 minutes 17 seconds East, 249.29 feet, to an iron pin set, being at 60.00 feet right of centerline station 15+60.00 for proposed Tech Center Drive;

South 01 degrees 40 minutes 13 seconds West, a distance of 20.00 feet, to an iron pin set, being at 80.00 feet right of centerline station 15+60.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 02 degrees 40 minutes 26 seconds, a radius of 1420.00 feet, an arc length of 66.27 feet, a chord bearing and distance of South 86 degrees 59 minutes 34 seconds East, 66.26 feet, to the *True Point of Beginning*, containing 0.291 acre, more or less, from Auditor's Parcel Number 025-003905.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

EXHIBIT A

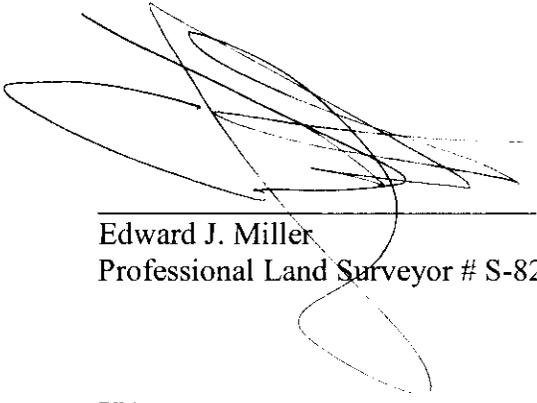
LPA RX 879 CH

Rev. 06/09

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 65 and FRANK 165 established by the Franklin County Engineering Department. The portion of the centerline of Hamilton Road, having a bearing of North 04 degrees 09 minutes 11 seconds East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

Description prepared by Edward J. Miller, PS, Registered Surveyor No. S-8250, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. as shown on said Centerline Plat and the Right of Way plans for FRA-TECH CENTER DRIVE EXTENSION, dated July 29, 2010, 2010, a complete set consists of fifteen (15) sheets.



Edward J. Miller
Professional Land Surveyor # S-8250

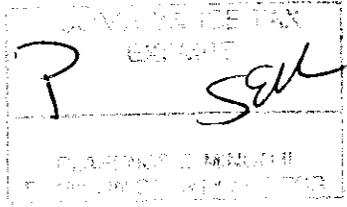
Date: 8/6/10



**TRANSFER
NOT NECESSARY**

NOV 03 2010

**CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO**



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Pos: 15 \$132.00 T20100066597
11/03/2010 10:29AM BXGAHANNA BOX
Robert G. Montgomery
Franklin County Recorder

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Andre M. Buckles, Married, the Grantor herein, as a donation under Ohio Revised Code Section 5501.33 and pursuant to the terms of a Contribution Agreement between Grantor and Grantee herein dated March 26, 2010 (the "Contribution Agreement") does hereby grant, bargain, sell, convey and release to the City of Gahanna, an Ohio Municipal Corporation, the Grantee herein, its successors and assigns forever, an easement, which is more particularly described with the Exhibit A document(s) attached hereto, within the following described real estate:

PARCEL(S): 3 – SL1, SL2, SL3

FRA – TECH CENTER DRIVE

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HERE OF
Prior Instrument Reference: Volume 3700, Page 120, Franklin County Recorder's Office.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

Pursuant to the terms of the Contribution Agreement, in the event that Grantee decides not to use the property conveyed herein for the above-stated purpose or does not complete the construction of a public road and open the road to public use on or before the date required under the Contribution Agreement, Grantor may repurchase the property for the sum of Ten Dollars (\$10.00).

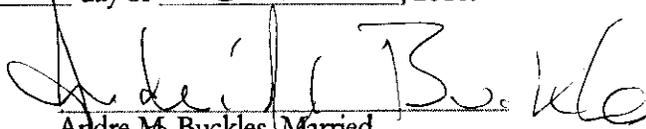
G-AHANNA TITLE BOX

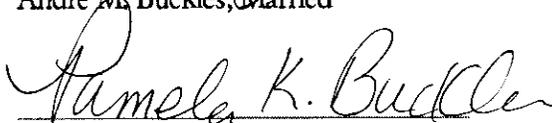
In addition, Grantee agrees that it shall not transfer the property or any portion thereof to a third party except a successor entity which is either a political subdivision of the State of Ohio or an organization otherwise described in Section 170(c) of the United States Internal Revenue Code as being eligible to receive a charitable contribution.

The interest in real property being donated herein is being acquired prior to adoption of an environmental document prepared by Grantee for this highway project, and as a result, the following rights shall apply: (A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969", 83 Stat. 852, 42 U.S.C.A. 4321 et seq. as amended. (B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including a decision relative to the need to construct the project or selection of its specific location. (C) The donated interest shall revert to Grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

Pamela K. Buckles, the spouse of Andre M. Buckles, Married, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF Andre M. Buckles, Married, and Pamela K. Buckles, Wife, have hereunto set their hands on the 28th day of October, 2010.

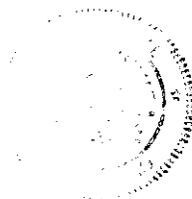

Andre M. Buckles, Married


Pamela K. Buckles, Wife

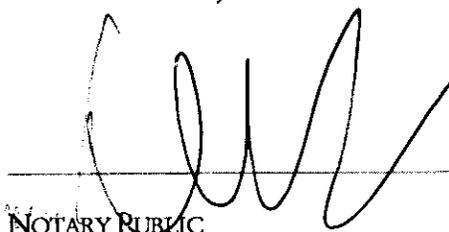
STATE OF OHIO, COUNTY OF FRANKLIN ss:

BE IT REMEMBERED, that on the 28th day of October, 2010, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andre M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

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



KENNETH A. GOLOMKA, JR., Notary Public
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 R.C.


NOTARY PUBLIC
My Commission expires: _____

This document was prepared by or for the City of Gahanna, an Ohio Municipal Corporation.

EXHIBIT A

Page 1 of 4

LPA RX 875 SL

Rev. 06/09

Ver. Date 05/24/2010

PID 80722

**PARCEL 3-SL1
FRA-TECH CENTER DRIVE EXTENSION
EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

An easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (As used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of FRA-TECH CENTER DRIVE EXTENSION and as shown on the Centerline Plat and Right-of-Way plans recorded August 5, 2010, in Plat Book 113, Page 54, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16 of the United Stated Military Lands, being across the remainder of the 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and described as follows:

Beginning, for reference, at a 1 inch solid iron pin in an Ohio Department of Transportation (ODOT) monument box found in the centerline of survey for Hamilton Road (State Route 317) as shown on the right-of-way plans for FRA-270-28.30N on file with Ohio Department of Transportation, District 6, Delaware, Ohio, located at centerline station 22+99.83 for Hamilton Road;

EXHIBIT A

thence South 04 degrees 09 minutes 11 seconds West, a distance of 397.83 feet, with said centerline, to a centerline monument box set (per ODOT Standard Construction Drawing RM-1.1) marking the proposed intersection of Hamilton Road and Tech Center Drive, located at centerline station 19+02.00 for Hamilton Road and centerline station 1+00.00 for proposed Tech Center Drive;

thence South 85 degrees 50 minutes 49 seconds East, a distance of 100.00 feet, with the proposed centerline for Tech Center Drive, passing the westerly line of said Quarter Township 3 and the historic centerline of Hamilton Road at 10.78 feet, to a point of curvature, located at centerline station 2+00.00 for proposed Tech Center Drive;

thence with the arc of a curve to the left, having a central angle of 10 degrees 45 minutes 25 seconds, a radius of 1000.00 feet, an arc length of 187.74 feet, a chord bearing and distance of North 88 degrees 46 minutes 28 seconds East, 187.47 feet, to a point, located at centerline station 3+87.74 for proposed Tech Center Drive;

thence South 06 degrees 36 minutes 14 seconds East, a distance of 60.00 feet, to an iron pin set at the intersection of the proposed south right-of-way line of Tech Center Drive with the proposed east right-of-way line of Pizzurro Park Drive, being 60.00 feet right of the centerline station 3+87.74 for proposed Tech Center Drive, being the *True Point of Beginning*;

thence across said Buckles tract with said proposed south right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 21 degrees 54 minutes 06 seconds, a radius of 1060.00 feet, an arc length of 405.19 feet, a chord bearing and distance of North 72 degrees 26 minutes 43 seconds East, 402.73 feet, to an iron pin set at a point of reverse curvature, being 60.00 feet right of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 20 degrees 14 minutes 40 seconds, a radius of 1440.00 feet, an arc length of 508.80 feet, a chord bearing and distance of North 71 degrees 37 minutes 00 seconds East, 506.16 feet, to a point, being 60.00 feet right of the centerline station 13+00.00 for proposed Tech Center Drive;

thence across said Buckles tract, the following courses:

South 08 degrees 15 minutes 40 seconds East, a distance of 25.00 feet to a point, being 85.00 feet left of the centerline station 13+00.00 for proposed Tech Center Drive;

EXHIBIT A

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with the arc of a curve to the left, having a central angle of 19 degrees 05 minutes 55 seconds, a radius of 1415.00 feet, an arc length of 471.67 feet, a chord bearing and distance of South 72 degrees 11 minutes 23 seconds West, 469.49 feet, to a point, being 85.00 feet right of the centerline station 8+00.00 for proposed Tech Center Drive;

South 27 degrees 21 minutes 35 seconds East, a distance of 10.00 feet, to a point, being 95.00 feet right of the centerline station 8+00.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 01 degrees 08 minutes 45 seconds, a radius of 1405.00 feet, an arc length of 28.10 feet, a chord bearing and distance of South 62 degrees 04 minutes 03 seconds West, 28.10 feet, to a point of reverse curvature, being 95.00 feet right of the centerline station 7+70.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 21 degrees 58 minutes 48 seconds, a radius of 1095.00 feet, an arc length of 420.27 feet, a chord bearing and distance of South 72 degrees 29 minutes 04 seconds West, 417.50 feet, to a point on said proposed east right-of-way line, being 95.00 feet right of the centerline station 3+86.38 for proposed Tech Center Drive;

thence with said proposed east right-of-way line, the following courses:

with the arc of a curve to the left, having a central angle of 01 degrees 50 minutes 24 seconds, a radius of 340.00 feet, an arc length of 10.92 feet, a chord bearing and distance of North 03 degrees 31 minutes 17 seconds West, 10.92 feet, to a point of tangency, being 84.10 feet right of the centerline station 3+86.91 for proposed Tech Center Drive;

North 04 degrees 26 minutes 29 seconds West, a distance of 24.11 feet, to the *True Point of Beginning*, containing 0.627 acre, more or less, from Auditor's Parcel Number 025-003905.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

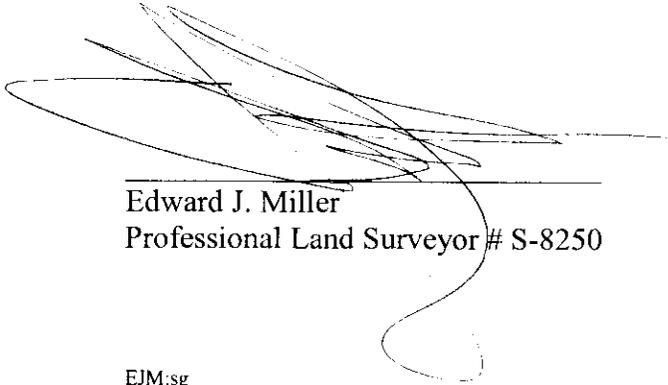
The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 65 and FRANK 165 established by the Franklin County Engineering Department. The portion of the centerline of Hamilton Road, having a bearing of North 04 degrees 09 minutes 11 seconds East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

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Description prepared by Edward J. Miller, PS, Registered Surveyor No. S-8250, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. as shown on said Centerline Plat and the Right of Way plans for FRA-TECH CENTER DRIVE EXTENSION, dated July 29, 2010, 2010, a complete set consists of fifteen (15) sheets.



Edward J. Miller
Professional Land Surveyor # S-8250

Date: 8/10/10



EJM:sg
3SLI 0_627 ac 20061127

EXHIBIT A

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Ver. Date 05/24/2010

PID 80722

**PARCEL 3-SL2
FRA-TECH CENTER DRIVE EXTENSION
EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

An easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (As used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of FRA-TECH CENTER DRIVE EXTENSION and as shown on the Centerline Plat and Right-of-Way plans recorded August 5, 2010 in Plat Book 113, Page 54, Recorder's Office, Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16 of the United Stated Military Lands, being across the remainder of the 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and described as follows:

Beginning, for reference, at a 1 inch solid iron pin in an Ohio Department of Transportation (ODOT) monument box found in the centerline of survey for Hamilton Road (State Route 317) as shown on the right-of-way plans for FRA-270-28.30N on file with Ohio Department of Transportation, District 6, Delaware, Ohio, located at centerline station 22+99.83 for Hamilton Road;

EXHIBIT A

thence South 04 degrees 09 minutes 11 seconds West, a distance of 397.83 feet, with said centerline, to a centerline monument box set (per ODOT Standard Construction Drawing RM-1.1) marking the proposed intersection of Hamilton Road and Tech Center Drive, located at centerline station 19+02.00 for Hamilton Road and centerline station 1+00.00 for proposed Tech Center Drive;

thence South 85 degrees 50 minutes 49 seconds East, a distance of 100.00 feet, with the proposed centerline for Tech Center Drive, passing the westerly line of said Quarter Township 3 and the historic centerline of Hamilton Road at 10.78 feet, to a point of curvature, located at centerline station 2+00.00 for proposed Tech Center Drive;

thence with the arc of a curve to the left, having a central angle of 32 degrees 39 minutes 31 seconds, a radius of 1000.00 feet, an arc length of 570.00 feet, a chord bearing and distance of North 77 degrees 49 minutes 26 seconds East, 562.31 feet, to a centerline monument box set at a point of reverse curvature, located at centerline station 7+70.00 for proposed Tech Center Drive;

thence with the arc of a curve to the right, having a central angle of 33 degrees 36 minutes 49 seconds, a radius of 1500.00 feet, an arc length of 880.00 feet, a chord bearing and distance of North 78 degrees 18 minutes 04 seconds East, 867.43 feet, to a point, located at centerline station 16+50.00 for proposed Tech Center Drive;

thence North 05 degrees 06 minutes 29 seconds East, a distance of 60.00 feet, to an iron pin set, being at 60.00 feet left of centerline station 16+50.00 for proposed Tech Center Drive, the *True Point of Beginning*;

thence North 05 degrees 06 minutes 29 seconds East, a distance of 30.00 feet, across said Buckles tract and partly with the proposed north right-of-way line for Tech Center Drive (passing an iron pin set at 20.00 feet, being at 80.00 feet left of centerline station 16+50.00 for proposed Tech Center Drive), to a point, being at 90.00 feet left of centerline station 16+50.00 for proposed Tech Center Drive;

thence across said Buckles tract, the following courses:

with the arc of a curve to the right, having a central angle of 10 degrees 18 minutes 48 seconds, a radius of 1590.00 feet, an arc length of 286.20 feet, a chord bearing and distance of South 79 degrees 44 minutes 07 seconds East, 285.81 feet, to a point of reverse curvature, being at 90.00 feet left of centerline station 19+20.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 13 degrees 10 minutes 43 seconds, a radius of 1127.34 feet, an arc length of 259.30 feet, a chord bearing and distance of

EXHIBIT A

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South 81 degrees 10 minutes 05 seconds East, 258.73 feet, to a point, being at 90.00 feet left of centerline station 22+00.00 for proposed Tech Center Drive;

South 02 degrees 14 minutes 34 seconds West, a distance of 10.00 feet, to a point, being at 80.00 feet left of centerline station 22+00.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 32 degrees 56 minutes 47 seconds, a radius of 1137.34 feet, an arc length of 654.00 feet, a chord bearing and distance of North 75 degrees 46 minutes 10 seconds East, 645.02 feet, to a point, being at 80.00 feet left of centerline station 29+00.00 for proposed Tech Center Drive;

North 30 degrees 42 minutes 13 seconds West, a distance of 35.00 feet, to a point, being at 115.00 feet left of centerline station 29+00.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 01 degrees 14 minutes 05 seconds, a radius of 1102.34 feet, an arc length of 23.75 feet, a chord bearing and distance of North 58 degrees 40 minutes 44 seconds East, 23.75 feet, to a point of tangency, being at 115.00 feet left of centerline station 29+26.23 for proposed Tech Center Drive; and

North 58 degrees 03 minutes 42 seconds East, a distance of 3.06 feet, to the line common to said Buckles tract and the 34.634 acre tract, also known as Parcel No. 1200WL as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the State of Ohio of record in Deed Book 3255, Page 559, being at 115.00 feet left of centerline station 29+29.29 for proposed Tech Center Drive;

thence South 31 degrees 35 minutes 29 seconds East, a distance of 55.00 feet, with said common line, to an iron pin set, being at 60.00 feet left of centerline station 29+28.96 for proposed Tech Center Drive;

thence across said Buckles tract with the proposed north right-of-way line for Tech Center Drive, the following courses:

South 58 degrees 03 minutes 42 seconds West, a distance of 2.73 feet, to an iron pin set at a point of curvature, being at 60.00 feet left of centerline station 29+26.23 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 47 degrees 21 minutes 35 seconds, a radius of 1157.34 feet, an arc length of 956.64 feet, a chord bearing and distance of South 81 degrees 44 minutes 29 seconds West, 929.64 feet, to an iron pin set at a point of reverse curvature, being at 60.00 feet left of centerline station 19+20.00 for proposed Tech Center Drive;

EXHIBIT A

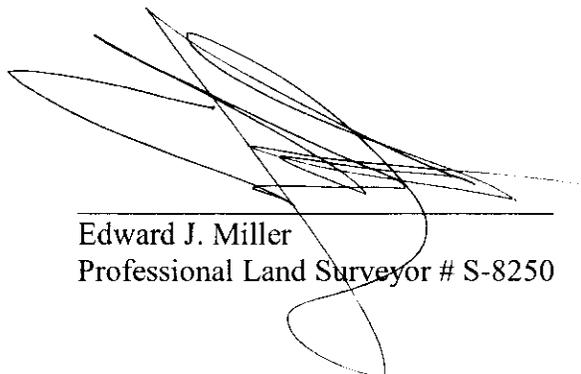
with the arc of a curve to the left, having a central angle of 10 degrees 18 minutes 48 seconds, a radius of 1560.00 feet, an arc length of 280.80 feet, a chord bearing and distance of North 79 degrees 44 minutes 07 seconds West, 280.42 feet, to the *True Point of Beginning*, containing 0.714 acre, more or less, from Auditor Parcel Number 025-003905.

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 65 and FRANK 165 established by the Franklin County Engineering Department. The portion of the centerline of Hamilton Road, having a bearing of North 04 degrees 09 minutes 11 seconds East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

Description prepared by Edward J. Miller, PS, Registered Surveyor No. S-8250, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. as shown on said Centerline Plat and the Right of Way plans for FRA-TECH CENTER DRIVE EXTENSION, dated July 29, 2010 2010, a complete set consists of Fifteen (15) sheets.



Edward J. Miller
Professional Land Surveyor # S-8250

Date: 9/10/10



EXHIBIT A

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Rev. 06/09

Ver. Date 05/24/2010

PID 80722

**PARCEL 3-SL3
FRA-TECH CENTER DRIVE EXTENSION
EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES
IN THE NAME AND FOR THE USE OF THE
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

An easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (As used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 3, Township 1, Range 16 of the United Stated Military Lands, being across the remainder of the 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and described as follows:

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EXHIBIT A

thence South 04 degrees 09 minutes 11 seconds West, a distance of 397.83 feet, with said centerline, to a centerline monument box set (per ODOT Standard Construction Drawing RM-1.1) marking the proposed intersection of Hamilton Road and Tech Center Drive, located at centerline station 19+02.00 for Hamilton Road and centerline station 1+00.00 for proposed Tech Center Drive;

thence South 85 degrees 50 minutes 49 seconds East, a distance of 100.00 feet, with the proposed centerline for Tech Center Drive, passing the westerly line of said Quarter Township 3 and the historic centerline of Hamilton Road at 10.78 feet, to a point of curvature, located at centerline station 2+00.00 for proposed Tech Center Drive;

thence with the arc of a curve to the left, having a central angle of 32 degrees 39 minutes 31 seconds, a radius of 1000.00 feet, an arc length of 570.00 feet, a chord bearing and distance of North 77 degrees 49 minutes 26 seconds East, 562.31 feet, to a centerline monument box set at a point of reverse curvature, located at centerline station 7+70.00 for proposed Tech Center Drive;

thence with the arc of a curve to the right, having a central angle of 32 degrees 50 minutes 58 seconds, a radius of 1500.00 feet, an arc length of 860.00 feet, a chord bearing and distance of North 77 degrees 55 minutes 09 seconds East, 848.27 feet, to a point, located at centerline station 16+30.00 for proposed Tech Center Drive;

thence South 04 degrees 20 minutes 39 seconds West, a distance of 60.00 feet, to an iron pin set, being at 60.00 feet right of centerline station 16+30.00 for proposed Tech Center Drive, the *True Point of Beginning*;

thence across said Buckles tract with the proposed south right-of-way line of Tech Center Drive, the following courses:

with the arc of a curve to the right, having a central angle of 11 degrees 04 minutes 38 seconds, a radius of 1440.00 feet, an arc length of 278.40 feet, a chord bearing and distance of South 80 degrees 07 minutes 03 seconds East, 277.97 feet, to an iron pin set at a point of reverse curvature, being at 60.00 feet right of centerline station 19+20.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 47 degrees 21 minutes 35 seconds, a radius of 1277.34 feet, an arc length of 1055.83 feet, a chord bearing and distance of North 81 degrees 44 minutes 29 seconds East, 1026.03 feet, to an iron pin set at a point of tangency, being at 60.00 feet right of centerline station 29+26.23 for proposed Tech Center Drive; and

EXHIBIT A

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North 58 degrees 03 minutes 42 seconds East, a distance of 2.00 feet, to an iron pin set on the line common to said Buckles tract and the 34.634 acre tract, also known as Parcel No. 1200WL as shown on the right-of-way plans for FRA-270-28.30N, conveyed to the State of Ohio of record in Deed Book 3255, Page 559, being at 60.00 feet right of centerline station 29+28.23 for proposed Tech Center Drive;

thence South 31 degrees 35 minutes 29 seconds East, a distance of 40.00 feet, with said common line, to a point, being at 100.00 feet right of centerline station 29+27.99 for proposed Tech Center Drive;

thence across said Buckles tract, the following courses:

South 58 degrees 03 minutes 42 seconds West, a distance of 1.76 feet, to a point, being at 100.00 feet right of centerline station 29+26.23 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 10 degrees 38 minutes 53 seconds, a radius of 1317.34 feet, an arc length of 244.82 feet, a chord bearing and distance of South 63 degrees 23 minutes 08 seconds West, 244.46 feet, to a point, being at 100.00 feet right of centerline station 27+00.00 for proposed Tech Center Drive;

North 21 degrees 17 minutes 26 seconds West, a distance of 10.00 feet, to a point, being at 90.00 feet right of centerline station 27+00.00 for proposed Tech Center Drive;

with the arc of a curve to the right, having a central angle of 36 degrees 42 minutes 42 seconds, a radius of 1307.34 feet, an arc length of 837.67 feet, a chord bearing and distance of South 87 degrees 03 minutes 55 seconds West, 823.41 feet, to a point of reverse curvature, being at 90.00 feet right of centerline station 19+20.00 for proposed Tech Center Drive;

with the arc of a curve to the left, having a central angle of 11 degrees 04 minutes 38 seconds, a radius of 1410.00 feet, an arc length of 272.60 feet, a chord bearing and distance of North 80 degrees 07 minutes 03 seconds West, 272.18 feet, to a point, being at 90.00 feet right of centerline station 16+30.00 for proposed Tech Center Drive;

thence North 04 degrees 20 minutes 39 seconds East, a distance of 30.00 feet to the *True Point of Beginning*, containing 0.983 acre, more or less, from Auditor's Parcel Number 025-003905.

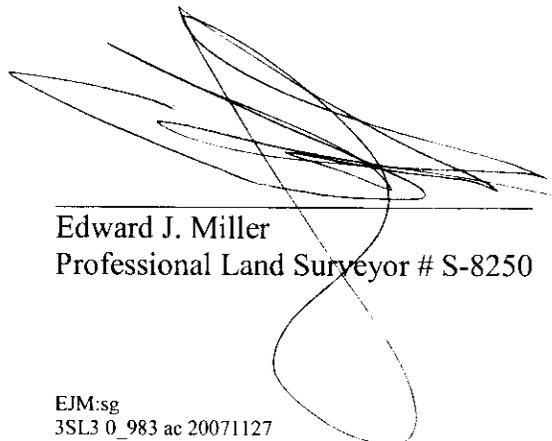
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EXHIBIT A

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The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 65 and FRANK 165 established by the Franklin County Engineering Department. The portion of the centerline of Hamilton Road, having a bearing of North 04 degrees 09 minutes 11 seconds East and monumented as shown hereon, is designated the "basis of bearing" for this survey.

Description prepared by Edward J. Miller, PS, Registered Surveyor No. S-8250, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. as shown on said Centerline Plat and the Right of Way plans for FRA-TECH CENTER DRIVE EXTENSION, dated July 19, 2010, 2010, a complete set consists of Fifteen (15) sheets.



Edward J. Miller
Professional Land Surveyor # S-8250

Date: 8/10/10

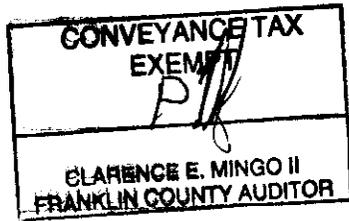


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Pgs: 3 \$36.00 T20110084617
12/30/2011 8:37AM MEPAEP
Daphne Hawk
Franklin County Recorder

TRANSFER
NOT NECESSARY

DEC 28 2011

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



Eas. OH116826



Easement & Right of Way

Andre M. Buckles, "Grantor(s)", in consideration of \$1.00, the easement terms, and other good and valuable consideration from Columbus Southern Power Company an Ohio corporation and a unit of American Electric Power, 850 Tech Center Drive, Gahanna, OH 43230-6605, "Grantee", the receipt and sufficiency of which is acknowledged, grants and conveys with general warranty covenants to Grantee its successors, assigns, lessees, licensees and tenants, a right of way and easement, "Easement" for electric and other current/future energy or communication purposes, overhead and underground, in, on, over, through and across the following described lands situated in city of Gahanna, Franklin County, Ohio. Being part of a 121.585 acre tract of land as described in Deed Book 3700, page 120 of the Franklin County Recorder's Office (Parcel # 025.003905).

Said lines shall be constructed within the limits of a twenty (20) foot wide strip of land situated east from and adjacent to the east Limited Access Right of Way line of Hamilton Road as said road passes the above described property. The approximate location of which is shown on the attached Exhibit "A" and made a part hereof.

This Easement conveys all necessary and convenient rights for the Easement's use, including, without limitation, the rights to: construct, operate, maintain, inspect, protect, repair, replace, enlarge, upgrade, extend and remove utility facilities and relocate within the Easement, all necessary and convenient facilities which include but are not limited to: poles, anchors, guys, supporting structures, conductors, conduits, enclosures, grounding systems, foundations, manholes, transformers, and associated equipment, adding thereto from time to time; perform grading or filling for such facilities; cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, buildings, structures, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the Easement. Within the Easement, Grantor shall not: place any structures, piles or debris, interfere with lateral support, change the level of the ground by excavation or mounding without Grantee's written consent, allow any construction that would be inconsistent with the National Electric Safety Code or Grantee's design standards, and, for underground lines, permit or cause any excavation, except for other utilities, provided such utilities rights do not conflict with this Easement. This Easement also conveys the right of ingress and egress in and over any reasonable routes at all times.

If any governmental authority requires Grantee to relocate the facilities contemplated by this grant, this Easement conveys the right to relocate such facilities to a comparable location of Grantee's choosing, without the need for a new easement.

Grantor may use its property for all purposes not inconsistent with the full enjoyment of the Easement, but Grantor acknowledges high voltage electric lines will be constructed within the Easement and Grantor shall use its property in a manner consistent with all applicable safety rules and regulations for working near electric lines. Safety/required clearance issues may be referred to Grantee's Engineering Group. Grantee shall restore the premises or pay reasonable damages done to fences, drains, seeded lawns (not landscaping), gates, ditches and crops caused by Grantee's use of the Easement. Grantor has authority to grant this Easement. No delay or omission by Grantee in exercising any right hereunder shall operate as a waiver or forfeiture of such right. This Easement grant is effective and binding upon the parties, their successors, assigns, lessees, licensees, heirs and legal representatives, and if any term hereunder is held invalid, the remainder shall not be affected thereby.

WITNESS, Grantor(s) signed this Easement on the 5th day of October, 2011.

By: Andre M. Buckles
Andre M. Buckles

By: Pamela K. Buckles

Print Name: Pamela K. Buckles

STATE OF OHIO, }
COUNTY OF Franklin }

The foregoing instrument was acknowledged before me this 5th day of October, 2011, by Andre M. Buckles and Pamela K. Buckles (Name).

Jeffrey Rush
Notary Public
My Commission Expires 8-22-16

Easement prepared by Columbus Southern Power Company VPC

CALL BEFORE YOU DIG !!! Address Tech Center Drive Extension Dwg. No. W0 W002155601



Jeffrey Rush
Notary Public, State of Ohio
My Commission Expires 08-22-16

Tech Center Commons

Situated in State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, containing 13.175 acres of land, more or less, said 13.175 acres being part of the residual of that 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and being a resubdivision of part of Lot 6 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10, all references are to the Recorder's Office, Franklin County, Ohio.

The undersigned, Andre M. Buckles, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents his "Tech Center Commons", a subdivision containing Lots 1, 2, 3 and 4, does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Buckles Court and Easements as shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Said "Easement" is also reserved for the construction, operation and maintenance of a sidewalk.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Utility Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Storm Sewer Easement" for the purpose of constructing, operating, and maintaining storm drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the "Storm Sewer Easement" areas as delineated on this plat unless approved by the City of Gahanna.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Sanitary Sewer Easement" for the purpose of constructing, operating, and maintaining sanitary sewer facilities. No above grade structures are permitted within the "Sanitary Sewer Easement" areas as delineated on this plat unless approved by the City of Gahanna.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Access Easement" for the purpose of a curb-cut and access to and from Tech Center Drive at such a time as determined necessary and approved by the City of Gahanna.

In Witness Whereof, Andre M. Buckles, Owner, has hereunto set his hand this 3rd day of January, 2012.

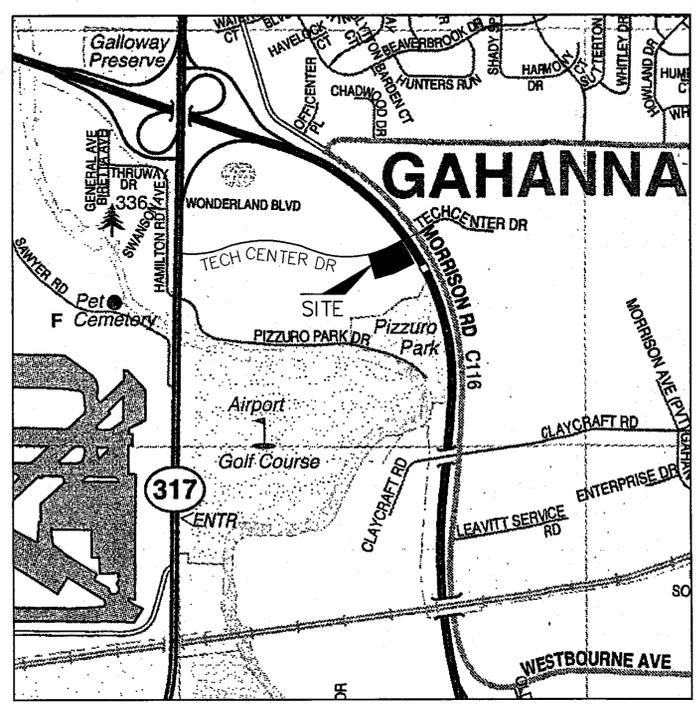
By Andre M. Buckles
Andre M. Buckles
Owner

By Pamela K. Buckles
Pamela K. Buckles
For Release of Dower Rights

STATE OF Florida ss:
COUNTY OF Franklin
Before me, a Notary Public in and for said State, personally appeared Andre M. Buckles, Owner, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 3rd day of January, 2012.

My Commission expires April 1, 2012
By Christina M. Alarcon
Notary Public, State of Florida



LOCATION MAP
NO SCALE

SURVEY DATA:

BASIS OF BEARINGS: Bearings are based on S 04° 09' 11" W for the centerline of Hamilton Road as called in Instrument Number 201007150089298.

SOURCE OF DATA: The sources of recorded survey data are the records of the Franklin County, Ohio, Recorder, referenced in the plan and text of this plat.

IRON PINS, where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED 7661".

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron rods, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED".

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Distances shown on curves are chord distances.

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- ⊗ = PK Nail Set
- ⊠ = PK Nail Found
- = Iron Rod Found
- ⊖ = Iron Pipe Found
- ⊞ = Mon. Box Found
- ⊕ = Mon. Found



By John C. Dodgion
Professional Surveyor
Date 12/21/2011

Approved and accepted by Ordinance No. Ord-0158-2011 passed August 15, 2011, wherein all of Buckles Court and Easements as shown dedicated hereon is accepted, as such, by the Council for the City of Gahanna, Ohio. Approval of this plat shall become null and void unless recorded prior to Feb 12, 2012.

Approved this 27 day of December, 2011
By Rebecca W. Stinson
Mayor, Gahanna, Ohio

Approved this 22 day of December, 2011
By Paul L. Sherwood
City Clerk, Gahanna, Ohio

Approved this 22 day of December, 2011
By Paul C. Schubert
City Engineer, Gahanna, Ohio

Approved this 27th day of December, 2011
By Butch Ryan
Chairman, Planning Commission, Gahanna, Ohio



Transferred this 9th day of January, 2012
By Clarence C. Minco II
Auditor, Franklin County, Ohio

By Sharon Christen
Deputy Auditor,
Franklin County, Ohio

Filed for record this 9th day of January, 2012 at 4:04 P.M.
Fee \$ 172.80
By Daphne Hank
Recorder, Franklin County, Ohio

TRANSFERRED
JAN 09 2012
AUDITOR
FRANKLIN COUNTY, OHIO

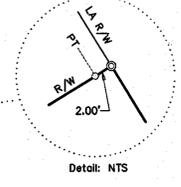
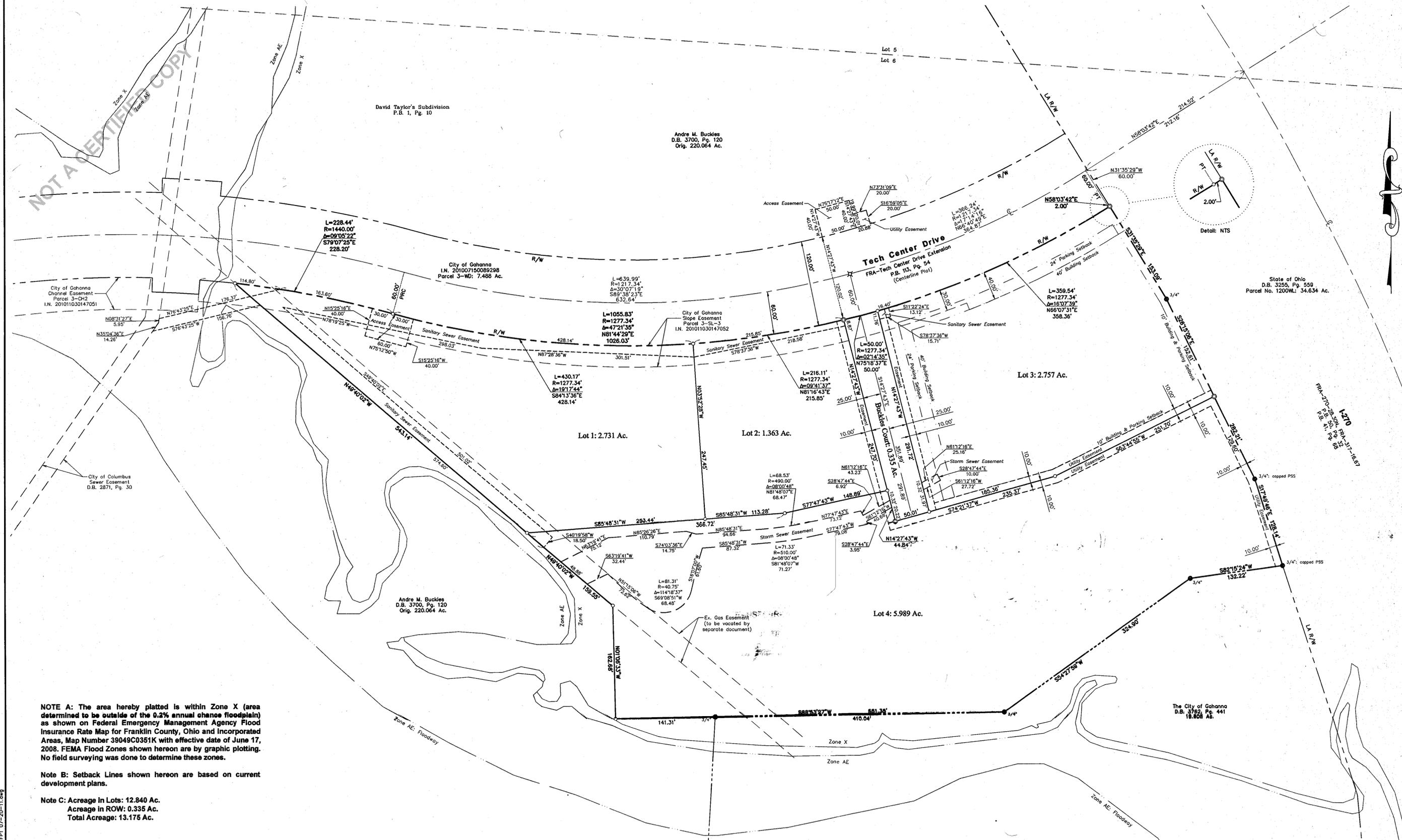
File No. 20120109003365
Recorded this 9th day of January, 2012
By Daphne Hank
Deputy Recorder,
Franklin County, Ohio

Plat Book 114, Pages 98-99



Tech Center Commons

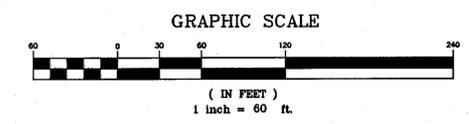
PLAT BOOK 114 PG 99



NOTE A: The area hereby platted is within Zone X (area determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0351K with effective date of June 17, 2008. FEMA Flood Zones shown hereon are by graphic plotting. No field surveying was done to determine these zones.

Note B: Setback Lines shown hereon are based on current development plans.

Note C: Acreage in Lots: 12.840 Ac.
Acreage in ROW: 0.335 Ac.
Total Acreage: 13.175 Ac.



**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

11-0036-198.dwg\0036-198-FPI 07-20-11.dwg

Tech Center Commons

Situated in State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, containing 13.175 acres of land, more or less, said 13.175 acres being part of the residual of that 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120, and being a resubdivision of part of Lot 6 of David Taylor's Subdivision as recorded in Plat Book 1, Page 10, all references are to the Recorder's Office, Franklin County, Ohio.

The undersigned, Andre M. Buckles, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents his "Tech Center Commons", a subdivision containing Lots 1, 2, 3 and 4, does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Buckles Court and Easements as shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas hereby platted, and designated on this plat as "Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Said "Easement" is also reserved for the construction, operation and maintenance of a sidewalk.

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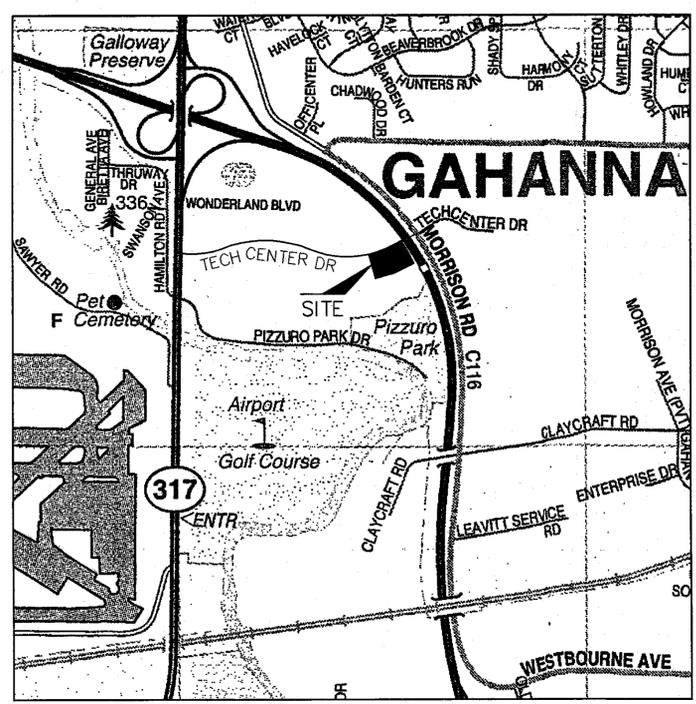
By Andre M. Buckles
Andre M. Buckles
Owner

By Pamela K. Buckles
Pamela K. Buckles
For Release of Dower Rights

STATE OF Florida ss:
COUNTY OF Franklin
Before me, a Notary Public in and for said State, personally appeared Andre M. Buckles, Owner, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 3rd day of January, 2011.

My Commission expires April 1, 2012
By Christina M. Alarcon
Notary Public, State of Florida



LOCATION MAP
NO SCALE

SURVEY DATA:

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We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Distances shown on curves are chord distances.

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- ⊙ = Permanent Marker Set
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- ⊞ = Mon. Box Found
- ⊞ = Mon. Found



By John C. Dodgion
Professional Surveyor
Date 12/21/2011

Approved and accepted by Ordinance No. Ord-0158-2011 passed August 15, 2011, wherein all of Buckles Court and Easements as shown dedicated hereon is accepted, as such, by the Council for the City of Gahanna, Ohio. Approval of this plat shall become null and void unless recorded prior to Feb 12, 2012.

Approved this 27 day of December, 2011
By Rebecca W. Stinson
Mayor, Gahanna, Ohio

Approved this 22 day of December, 2011
By Paul L. Sherwood
City Clerk, Gahanna, Ohio

Approved this 22 day of December, 2011
By Paul C. Schubert
City Engineer, Gahanna, Ohio

Approved this 27th day of December, 2011
By Butch Ryan
Chairman, Planning Commission, Gahanna, Ohio



Transferred this 9th day of January, 2012
By Clarence C. Minco II
Auditor, Franklin County, Ohio

By Sharon Christen
Deputy Auditor, Franklin County, Ohio

Filed for record this 9th day of January, 2012 at 4:04 P.M.
Fee \$ 172.80
By Debra Hank
Recorder, Franklin County, Ohio

TRANSFERRED
JAN 09 2012
AUDITOR
FRANKLIN COUNTY, OHIO

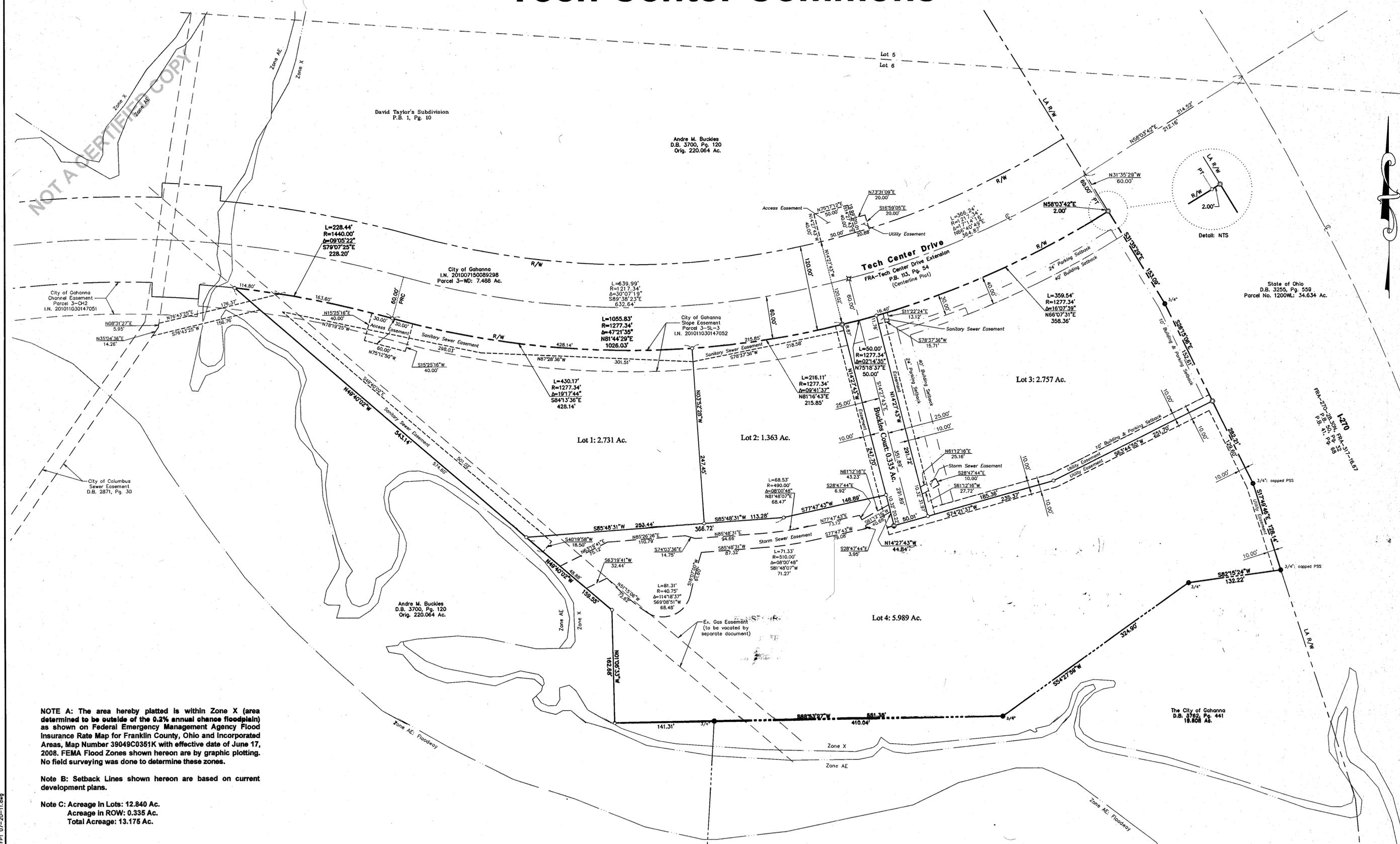
File No. 20120109003365
Recorded this 9th day of January, 2012
By Debra Hank
Deputy Recorder, Franklin County, Ohio

Plat Book 114, Pages 98-99



Tech Center Commons

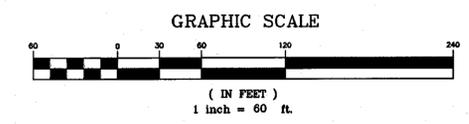
PLAT BOOK 114 PG 99



NOTE A: The area hereby platted is within Zone X (area determined to be outside of the 0.2% annual chance floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0351K with effective date of June 17, 2008. FEMA Flood Zones shown hereon are by graphic plotting. No field surveying was done to determine these zones.

Note B: Setback Lines shown hereon are based on current development plans.

Note C: Acreage in Lots: 12.840 Ac.
Acreage in ROW: 0.335 Ac.
Total Acreage: 13.175 Ac.



**ADVANCED
CIVIL DESIGN**
ENGINEERS SURVEYORS

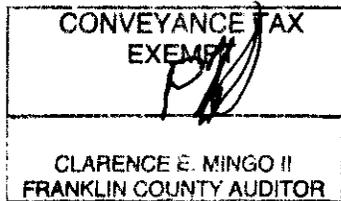
422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

11-0036-1981.dwg\0036-189-FPI 07-20-11.dwg

TRANSFER
NOT NECESSARY

MAR 30 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



201203300043798

Pgs: 4 \$44.00 T20120022250
03/30/2012 12:04PM BXGAHANNA BOX
Daphne Hawk
Franklin County Recorder

Water Line EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Andre M. Buckles, Married, the Grantor herein, does hereby grant, bargain, sell, convey and release to the City of Gahanna, an Ohio Municipal Corporation, the Grantee herein, its successors and assigns forever, an easement for the construction and maintenance of a public waterline, which is more particularly described with the Exhibit A document(s) attached hereto, within the following described real estate:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
Prior Instrument Reference: Volume 3700, Page 120, Franklin County Recorder's Office.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, maintenance of a public waterline.

Pamela K. Buckles, the spouse of Andre M. Buckles, Married, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

IN WITNESS WHEREOF Andre M. Buckles, Married, and Pamela K. Buckles, Wife, have hereunto set their hands on the 2nd day of March, 2012.

Andre M. Buckles
Andre M. Buckles, Married

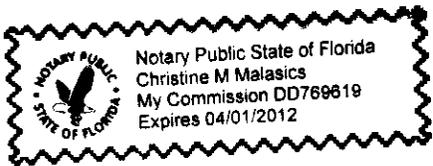
Pamela K. Buckles
Pamela K. Buckles, Wife

Florida - Comm
Lee - Comm
STATE OF ~~OHIO~~, COUNTY OF ~~FRANKLIN~~ ss:

BE IT REMEMBERED, that on the 2nd day of March, 201~~2~~², before me the subscriber, a Notary Public in and for said state and county, personally came the above named Andre M. Buckles, Married, and Pamela K. Buckles, Wife, who signed or acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds.

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

Christine M. Malasics



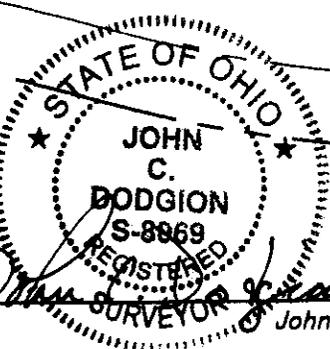
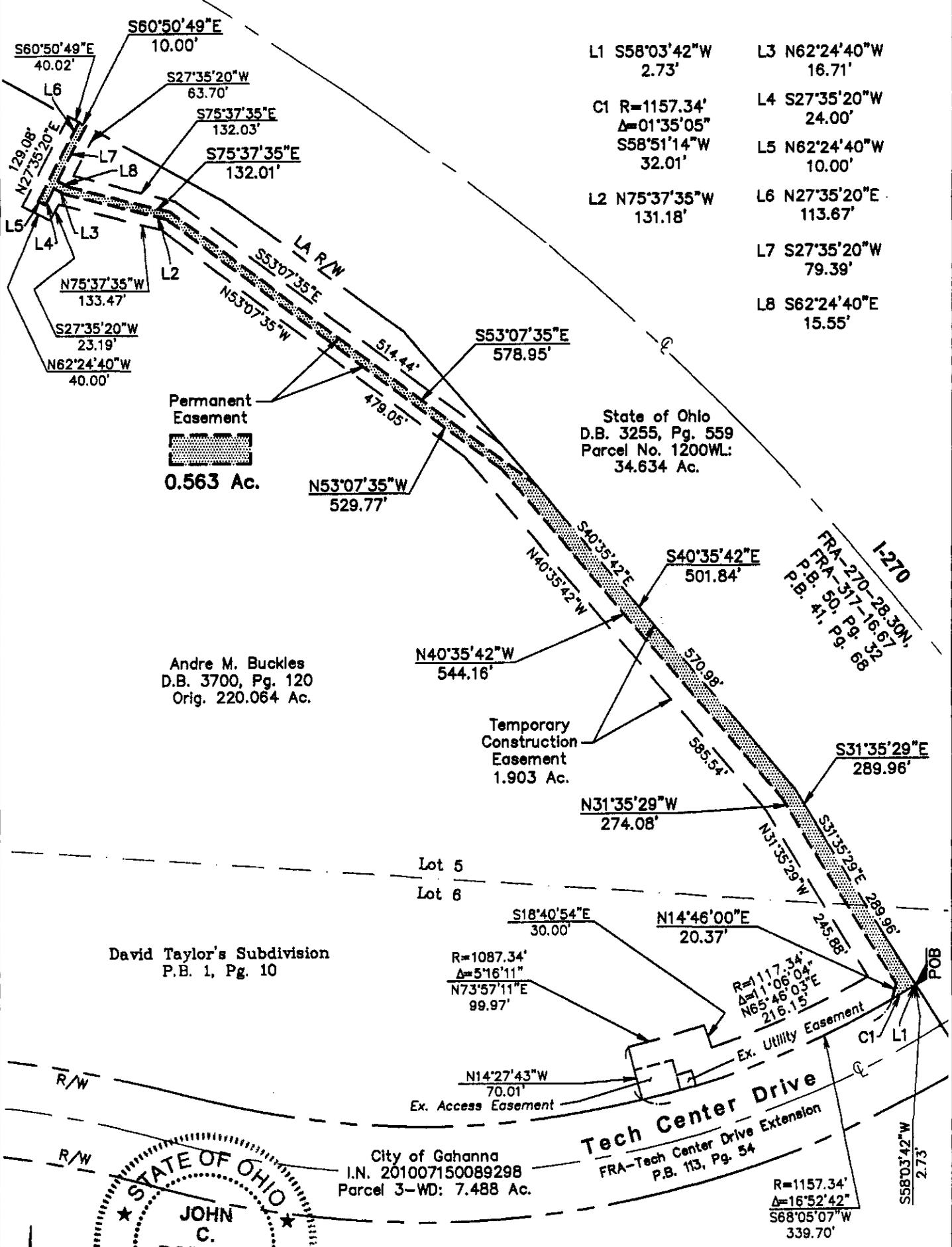
NOTARY PUBLIC
My Commission expires: April 1, 2012

GAHANNA TITLE Box

This document was prepared by or for the City of Gahanna, an Ohio Municipal Corporation.

Easement Exhibit

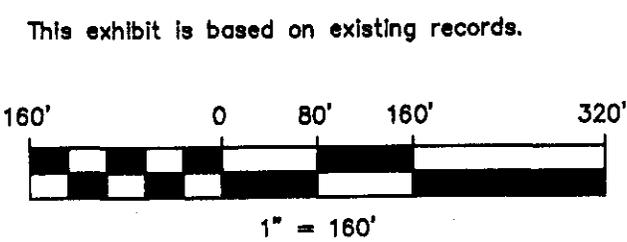
State of Ohio, County of Franklin, City of Gahanna,
 Quarter Township 3, Township 1, Range 16, United States Military District



03/27/2012
 John C. Dodgion, P.S. 8069

Rev. 02-14-2012

DRAWN BY: DRB	JOB NO.: 11-0036-199
DATE: 12/28/2011	CHECKED BY: JCD



ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Permanent Easement Description ~ 0.563 Acre

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and being part of that Original 220.064 acre tract conveyed to Andre M. Buckles of record in Deed Book 3700, Page 120 and described as follows:

Beginning at the intersection of the north right-of-way line for Tech Center Drive, as shown on Plat Book 113, Page 54 and granted to the City of Gahanna in Instrument Number 201007150089298 (7.488 Ac.) with the west limited access right-of-way line for I-270, as shown on Plat Book 41, Page 68 and Plat Book 50, Page 32 and granted to the State of Ohio in Deed Book 3255, Page 559 (Parcel No. 1200WL);

Thence S 58° 03' 42" W, along said north right-of-way line, 2.73 feet;

Thence along said north right-of-way line, being a curve to the right, having a central angle of 01° 35' 05" and a radius of 1157.34 feet, a chord bearing and chord distance of S 58° 51' 14" W, 32.01 feet;

Thence across said 220.064 acre tract, the following courses;

N 14° 46' 00" E, 20.37 feet;

N 31° 35' 29" W, 274.08 feet;

N 40° 35' 42" W, 544.16 feet;

N 53° 07' 35" W, 529.77 feet;

N 75° 37' 35" W, 131.18 feet;

N 62° 24' 40" W, 16.71 feet;

S 27° 35' 20" W, 24.00 feet;

N 62° 24' 40" W, 10.00 feet;

N 27° 35' 20" E, 113.67 feet to said west limited access right-of-way line;

Thence S 60° 50' 49" E, along said west limited access right-of-way line, 10.00 feet;

Thence across said 220.064 acre tract, the following courses;

S 27° 35' 20" W, 79.39 feet;

S 62° 24' 40" E, 15.55 feet;

S 75° 37' 35" E, 132.01 feet;

S 53° 07' 35" E, 578.95 feet to said west limited access right-of-way line;

Thence S 40° 35' 42" E, along said west limited access right-of-way line, 501.84 feet;

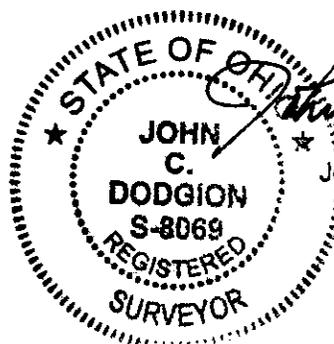
Thence S 31° 35' 29" E, along said west limited access right-of-way line, 289.96 feet to the *Point of Beginning*.

Containing 0.563 acre, more or less, as calculated by the above courses.

Subject, however, to all legal highways, easements, and restrictions. The above description was written by John C. Dodgion, P.S. 8069 on December 28, 2011 from existing records.

All references are to the Recorder's Office, Franklin County, Ohio.

ADVANCED CIVIL DESIGN, INC.



John C. Dodgion, P.S. 8069

03/27/2012



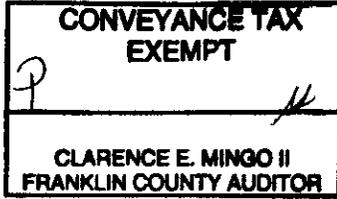
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08/03/2012 9:59AM MEPAEP
Daphne Hawk
Franklin County Recorder

TRANSFER
NOT NECESSARY

AUG - 2 2012

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



Eas OH 126621



Easement & Right of Way

Andre M. Buckles, "Grantor(s)", in consideration of \$1.00, the easement terms, and other good and valuable consideration from Ohio Power Company, an Ohio corporation and a unit of American Electric Power, 850 Tech Center Drive, Gahanna, OH 43230-6605, "Grantee", the receipt and sufficiency of which is acknowledged, grants and conveys with general warranty covenants to Grantee its successors, assigns, lessees, licensees and tenants, a right of way and easement, "Easement" for electric and other current/future energy or communication purposes, overhead and underground, in, on, over, through and across a portion of the following described lands situated in city of Gahanna, Franklin County, Ohio. Being part of the 220.064 acre tract of land as described in Deed Book 3700, page 120 of the Franklin County Recorder's Office (Parcel # 025.003905). Also being a portion of lots 2 & 4 of the Tech Center Commons Subdivision as the same are numbered and delineated on the recorded plat thereof in Plat Book 114, page 99, Franklin County Recorders office.

Said lines and facilities shall be installed underground only in ten foot (10) wide strips of land as shown on the attached Exhibit A on lots 2 & 4 and a twenty (20) by twenty (20) foot strip of land as shown north from and adjacent to the right of way line of Tech Center Drive.

In addition overhead facilities will be installed in the ten (10) foot strips on lot 4 in the areas shown on Exhibit B attached hereto and made a part hereof.

This Easement conveys all necessary and convenient rights for the Easement's use, including, without limitation, the rights to: construct, operate, maintain, inspect, protect, repair, replace, enlarge, upgrade, extend and remove utility facilities and relocate within the Easement, all necessary and convenient facilities which include but are not limited to: poles, anchors, guys, supporting structures, conductors, conduits, enclosures, grounding systems, foundations, manholes, transformers, and associated equipment, adding thereto from time to time; perform grading or filling for such facilities; cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, buildings, structures, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the Easement. Within the Easement, Grantor shall not: place any structures, piles or debris, interfere with lateral support, change the level of the ground by excavation or mounding without Grantee's written consent, allow any construction that would be inconsistent with the

{00082422-4}

National Electric Safety Code or Grantee's design standards, and, for underground lines, permit or cause any excavation, except for other utilities, provided such utilities rights do not conflict with this Easement. This Easement also conveys the right of ingress and egress in and over any reasonable routes at all times. If any governmental authority requires Grantee to relocate the facilities contemplated by this grant, this Easement conveys the right to relocate such facilities to a comparable location of Grantee's choosing, without the need for a new easement.

Grantor may use its property for all purposes not inconsistent with the full enjoyment of the Easement, but Grantor acknowledges high voltage electric lines will be constructed within the Easement and Grantor shall use its property in a manner consistent with all applicable safety rules and regulations for working near electric lines. Safety/required clearance issues may be referred to Grantee's Engineering Group. Grantee shall restore the premises or pay reasonable damages done to fences, drains, seeded lawns (not landscaping), gates, ditches and crops caused by Grantee's use of the Easement. Grantor has authority to grant this Easement. No delay or omission by Grantee in exercising any right hereunder shall operate as a waiver or forfeiture of such right. This Easement grant is effective and binding upon the parties, their successors, assigns, lessees, licensees, heirs and legal representatives, and if any term hereunder is held invalid, the remainder shall not be affected thereby.

WITNESS, Grantor(s) signed this Easement on the 26th day of April, 2012.

By: Andre M. Buckles
Andre M. Buckles

By: Pamela K. Buckles
Pamela K. Buckles

Florida - 00000
STATE OF FLORIDA, }
COUNTY OF Lee }

The foregoing instrument was acknowledged before me this 26th day of April, 2012, by Andre M. Buckles and Pamela K. Buckles.

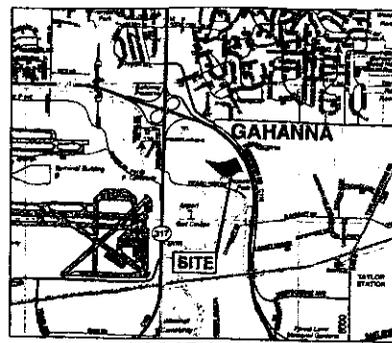


Christine M. Malasics
Notary Public
My Commission Expires April 1, 2016

Easement prepared by Ohio Power Company VPC

CALL BEFORE YOU DIG !!! Address Tech Center Drive Extension Dwg. No. 42306288 W0 W002155601

{00082422-4}



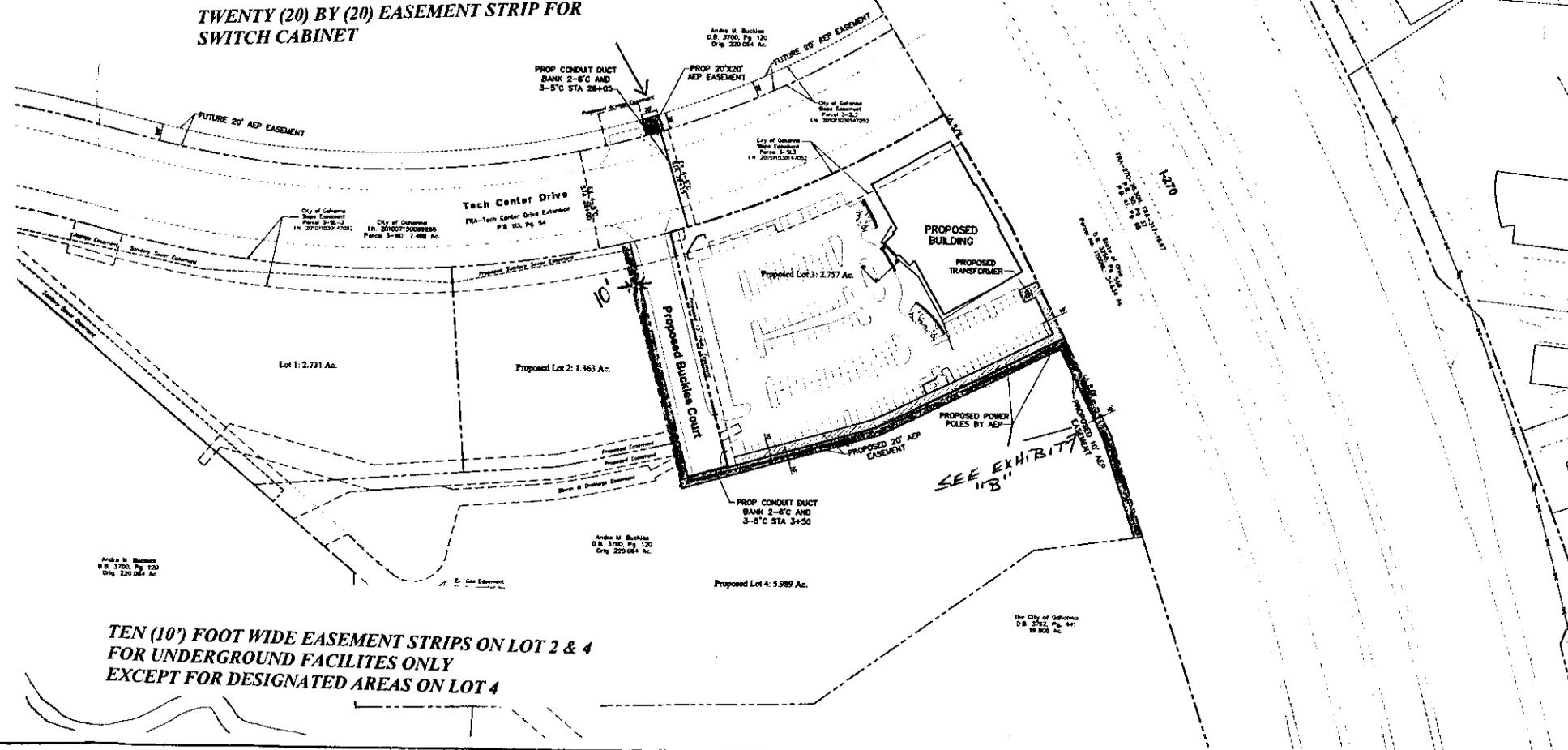
LOCATION MAP

GRAPHIC SCALE



EXHIBIT "A"

TWENTY (20) BY (20) EASEMENT STRIP FOR SWITCH CABINET



TEN (10') FOOT WIDE EASEMENT STRIPS ON LOT 2 & 4 FOR UNDERGROUND FACILITIES ONLY EXCEPT FOR DESIGNATED AREAS ON LOT 4

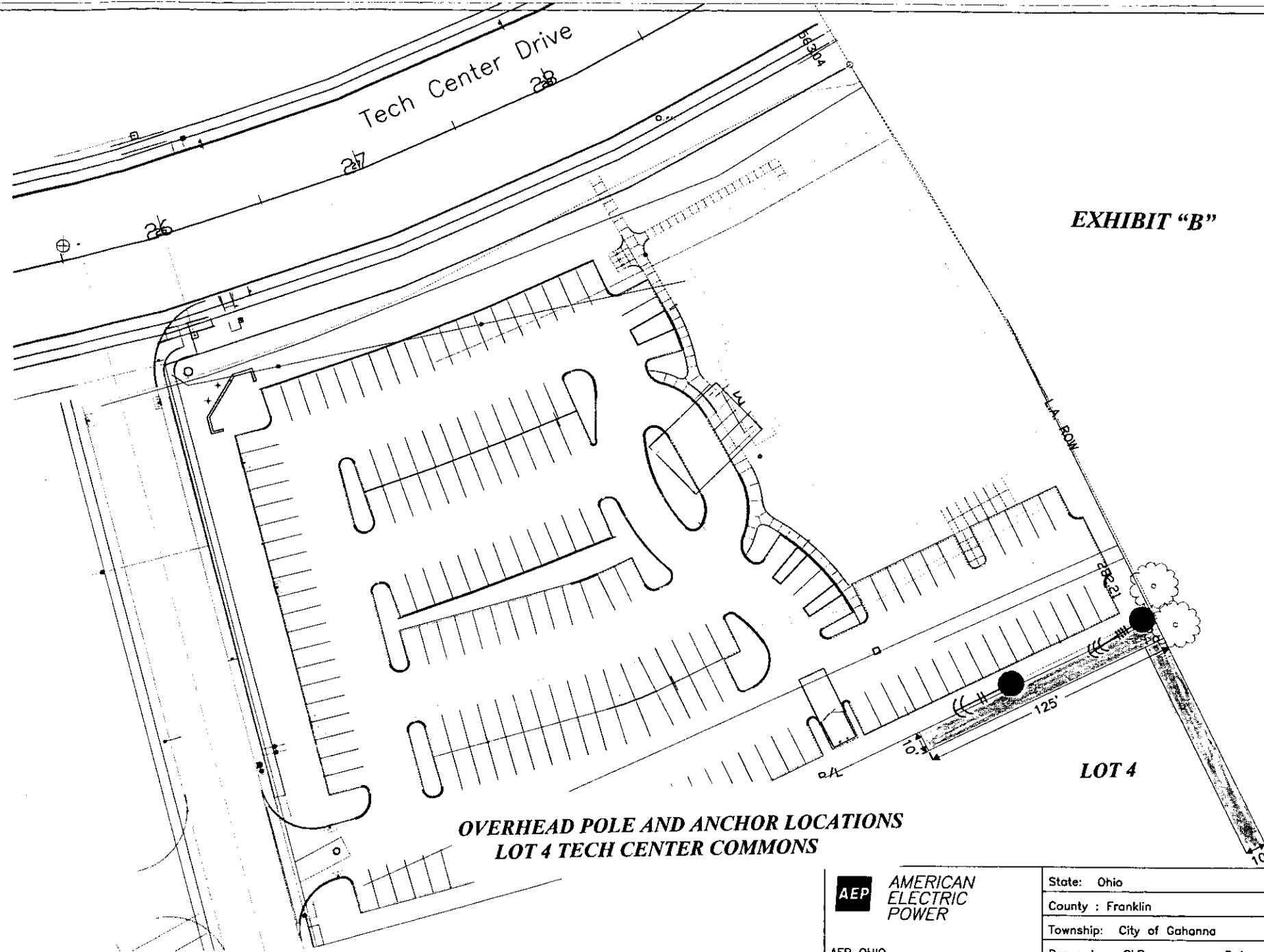
2-11-2011-11:44 AM (GMT-5) PLP CONSULTING, INC. Proj. No. 11-0001-449 - 6/16/2011



TRIVUM DEVELOPMENT, LLC
 210 NORTH LAZELLE STREET
 COLUMBUS, OHIO 43215
 W: 614.545.7979
 F: 614.635.2878

DRAWN BY: CLM
 CHECKED BY: JLN
 PROJECT NUMBER: 11-0001-449
 DRAWING NUMBER: 1/1

DISTRICT ENGINEER
 CITY OF GAHANNA, OHIO
 PRELIMINARY PLAT
 CONCEPT PLAN
 FOR
 TECH CENTER COMMONS
 AEP EASEMENT



**OVERHEAD POLE AND ANCHOR LOCATIONS
LOT 4 TECH CENTER COMMONS**



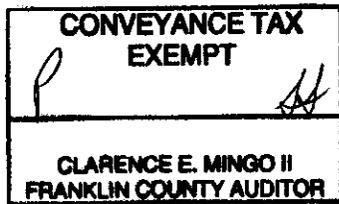
State: Ohio
County : Franklin
Township: City of Gahanna
Drawn by: C.P. Date: 4.10.2010

AEP OHIO



201212310200590

Pgs: 4 \$44.00 T20120100758
12/31/2012 8:51AM MEPAEP
Daphne Hawk
Franklin County Recorder



**TRANSFER
NOT NECESSARY**

DEC 26 2012

**CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO**

Eas. OH/26818



Easement & Right of Way

Andre M. Buckles, "Grantor", in consideration of \$1.00, the easement terms, and other good and valuable consideration from Ohio Power Company, an Ohio corporation and a unit of American Electric Power, 850 Tech Center Drive, Gahanna, OH 43230-6605, "Grantee", the receipt and sufficiency of which is acknowledged, grants and conveys with general warranty covenants to Grantee its successors, assigns, lessees, licensees and tenants, a right of way and easement, "Easement" for electric and other current/future energy or communication purposes, underground, in, on, over, through and across a portion of the following described lands situated in city of Gahanna, Franklin County, Ohio. Being part of the 220.064 acre tract of land as described in Deed Book 3700, page 120 of the Franklin County Recorder's Office (Parcel # 025.003905).

Said lines and facilities shall be constructed within the limits of certain strips of land the location of which is shown on the attached drawing marked Exhibit "A" and made a part hereof.

The granting of this easement supercedes and cancels a portion of a twenty by twenty (20 x 20) foot strip of land, which is shown on the Exhibit of Easement granted by Andre M. Buckles to the Ohio Power Company, recorded in Instrument No. 201208030112197 dated August 2, 2012.

This Easement conveys all necessary and convenient rights for the Easement's use, including, without limitation, the rights to: construct, operate, maintain, inspect, protect, repair, replace, enlarge, upgrade, extend and remove utility facilities and relocate within the Easement, all necessary and convenient facilities which include but are not limited to: supporting structures, conductors, conduits, enclosures, grounding systems, foundations, manholes, transformers, and associated equipment, adding thereto from time to time; perform grading or filling for such facilities; cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, buildings, structures, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the Easement. Within the Easement, Grantor shall not: place any structures, piles or debris, interfere with lateral support, change the level of the ground by excavation or mounding without Grantee's written consent, allow any construction that would be inconsistent with the National Electric

Safety Code or Grantee's design standards, and, for underground lines, permit or cause any excavation, except for other utilities, provided such utilities rights do not conflict with this Easement. This Easement also conveys the right of ingress and egress in and over any reasonable routes at all times. If any governmental authority requires Grantee to relocate the facilities contemplated by this grant, this Easement conveys the right to relocate such facilities to a comparable location of Grantee's choosing, without the need for a new easement.

Grantor may use its property for all purposes not inconsistent with the full enjoyment of the Easement, but Grantor acknowledges high voltage electric lines will be constructed within the Easement and Grantor shall use its property in a manner consistent with all applicable safety rules and regulations for working near electric lines. Safety/required clearance issues may be referred to Grantee's Engineering Group. Grantee shall restore the premises or pay reasonable damages done to fences, drains, seeded lawns (not landscaping), gates, ditches and crops caused by Grantee's use of the Easement. Grantor has authority to grant this Easement. No delay or omission by Grantee in exercising any right hereunder shall operate as a waiver or forfeiture of such right. This Easement grant is effective and binding upon the parties, their successors, assigns, lessees, licensees, heirs and legal representatives, and if any term hereunder is held invalid, the remainder shall not be affected thereby.

WITNESS, Grantor(s) signed this Easement on the 16th day of November, 2012.

By: Andre M. Buckles
Andre M. Buckles

By: Pamela K. Buckles
Pamela K. Buckles, signing solely for the purpose to release all rights of dower

OHIO
STATE OF ~~FLORIDA~~ }
COUNTY OF Franklin }

The foregoing instrument was acknowledged before me this 16th day of NOVEMBER, 2012, by Andre M. Buckles and Pamela K. Buckles.

Jeffrey Rush
Notary Public
My Commission Expires 8-22-16

Easement prepared by Ohio Power Company VPC

CALL BEFORE YOU DIG !!! Address Tech Center Drive Extension Dwg. No. 42306288 W0 W002155601

{00082422-4}



Jeffrey Rush
Notary Public, State of Ohio
My Commission Expires 08-22-16

EXHIBIT "A"

[See Attached]



DEED RECORD Vol. 1225

EASEMENT

Box No. ---
 File No. 11452 EASEMENT
 On the 26 1/2 acre tract of land in
 Jefferson Township, Franklin County,
 Ohio, Range 16 U.S.M. Lands
 Charles E. & Countess T. Brown
 To
 COLUMBUS AND SOUTHERN OHIO
 ELECTRIC COMPANY Elec. Co.
 Dated - August 9, 1945.

EASEMENT FOR
 POLE LINE ALONG

Section #105
 In consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby
 acknowledged, the Charles E. Brown and Countess T. Brown, his wife,
 unto Columbus and Southern Ohio Electric Company, its successors, assigns, lessees
 and licensees (hereinafter called the company), so long as the same may be used for
 the purposes hereinafter contemplated, the right and easement to construct, reconstruct,
 repair, replace, operate, maintain and remove a pole line for the transmission and dis-
 tribution of electric energy, ~~and to use the same for the transmission and distribution~~
~~of electric energy, and to use the same for the transmission and distribution~~
~~of electric energy, and to use the same for the transmission and distribution~~
 over, across, through and/or upon the property and/or the highway, crossing the
 property which they own, or in which they have an interest,
 situated in Range 16 U.S.M. Lands in the Township of Jefferson
 County of Franklin and State of Ohio
 and known as
 that 26 1/2 acre tract of land, more or less, as described by
 Certificate of Transfer from Margaret T. Brown to Charles E.
 Brown, dated September 27, 1937, and recorded in Deed Book
 1052, Page 9, Recorder's Office, Franklin County, Ohio.

*together with --- () --- and --- () ---,
 to guy and support said pole line, and for the
 attachment and carrying of the wires and cables
 of other companies using electric energy in the
 conduct of their business, **

***trim, as mutually agreed, any trees that now interfere with the construction or reconstruction
 of said pole line.***

Said lines shall be constructed according to the following course: together with all necessary guys and anchors,
 across private property, in the place and manner as indicated and shown on the attached plat
 or drawing, marked Exhibit "A", and made a part hereof.

If at any time the company is required by the State Highway Department or any other governmental authority having control
 over said highway to relocate any or all of the poles of said pole line, then the company may and is hereby granted the right to relocate
 said pole or poles within the limits of the highway as it now exists or may hereafter exist, which may hereafter interfere.

Said easement includes the right to trim or remove from time to time any trees or shrubs or other objects which
 may interfere with the construction, reconstruction, operation and/or maintenance of said transmission pole line, and to ***

***The company shall have the right of ingress to and egress from the site occupied or to be
 occupied by said pole line, guy poles and/or anchors, and the right to do any and all things
 necessary, proper or incidental to the successful operation and maintenance thereof, it is
 especially provided, however, that the poles supporting said line shall be so located as not
 to interfere with the undersigned's ingress to and egress from said property.

WITNESS our hands this 9th day of August, 1945.

Signed and acknowledged in the presence of:
 T.W. Predmore
 E.R. Fulton
 Charles E. Brown
 Countess T. Brown

STATE OF Ohio
 Franklin COUNTY, SS:
 Before me, a Notary Public in and for said county and state, personally appeared the above named
 Charles E. Brown and Countess T. Brown who
 acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 9th day of August, 1945.
 (SEAL) APPROVED AS TO FORM W.C.R. E.R. Fulton Notary Public in and for Franklin County, Ohio

STATE OF _____ COUNTY, SS:
 Before me, a Notary Public in and for said county and state, personally appeared the above named
 _____ who
 acknowledged that _____ did sign the foregoing instrument and that the same is _____ free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this _____ day of _____, 19____.
 O-105-7357 PEO D-405 Notary Public in and for _____ County, _____

STATE OF _____ COUNTY, SS:
 Personally came before me, this _____ day of _____, 19____, the above named
 _____ and _____ of me known to be the _____ and _____
 respectively, of the above named corporation, and by me duly sworn, did severally depose and say that they executed the foregoing
 instrument for and on behalf of said corporation as such officers, being duly authorized so to do, and further did severally depose and
 say that they are such officers of said corporation and that the seal affixed to said instrument is the seal of said corporation.

(SEAL) Notary Public in and for _____ County, _____
 Transfer Not Necessary Aug 31 1945 9:20
 Received Aug 31 1945, at A.M.
 Recorded Sep 26 1945
 Fee .75
 RAYMOND E. SCHAEFER RECORDER
 By Mary J. Vestale DEPUTY



532550286

VOL. 3255 PAGE 549

HW Form 1
Title
Revised 3-7-66

Sheet _____ of _____ Sheets

19267

3rd of 1800

**EASEMENT
FOR
HIGHWAY PURPOSES**

FROM
Maurice G. Buckles *19267*

Address 1620 E. Broad Street
Columbus, Ohio 43203

TO THE
STATE OF OHIO

S. R. 270 County Franklin
Federal Project 270-5 (B)
Section 26.20N

Parcel No. 1200X, X1

TRANSFERRED

19

Auditor

Received *July 20 1972*

At *3:08* P. M.

Recorded *July 24 1972*

In FRANKLIN County

Record of Deeds *W. Schaefer*

Recorder *James W. Schaefer*

NOTE

To the County Recorder:
As soon as this easement has been recorded,
it should be returned to the Department of
Highways.

Recorder's Fee, \$ *5.00*

EASEMENT FOR CHANNEL PURPOSES

TO BE EXECUTED

KNOW ALL MEN BY THESE PRESENTS:

That Maurice G. Buckles (married) & Elizabeth G. Buckles (his wife)
the Grantor

for and in consideration of the sum of Three thousand three hundred and no/100-----
Dollars (\$ 3,300.00----) and for other good and valuable considerations to him paid by
the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, do es hereby
grant, bargain, sell, convey and release to the said Grantee, its successors and assigns
forever, an easement for the construction of a perpetual watercourse, ditch, channel or
other drainage facility in, upon and over the lands hereinafter described and as shown by
plans on file in the Department of Highways. The Grantor herein retains the right to use
said lands for any and all other purposes provided that such use does not interfere with
nor impair the exercise of the easement herein granted.

PARCEL NO. 1200 X

Being a parcel of land situated in Franklin County, Ohio, Village of Gahanna
Quarter-Township U.S. Military Lands
Township Section 3, Town ship 1, Range 16, and lying on the right
side of a survey made by the Department of Highways and recorded in Book ,
Page , of the records of Franklin County and being located within the follow-
ing described points in the boundary thereof:

Being a part of a 265.793 acre tract of land as the same is described in Deed Book 2266,
Page 338, of the records of Franklin County, and being further described as follows:
Beginning at an angle point in the southwesterly line of Parcel 1200WL, said point being
150.00 feet right of centerline station 1662+00 of the aforementioned survey; thence
South 60°50'49" East 381.77 feet along the southwesterly line of Parcel 1200WL to another
angle point in said line; thence South 53°58'23" East 286.61 feet along said line to
another angle point thereon; thence South 40°35'42" East 96.75 feet along said south-
westerly line; thence South 40°23'54" West 38.40 feet; thence North 54°24'02" West 187.71
feet; thence North 48°46'13" West 188.82 feet; thence North 60°14'13" West 282.31 feet;
thence North 85°46'52" West 137.70 feet; thence North 4°13'08" East 93.51 feet to a point
in said southwesterly line of Parcel 1200WL; thence South 73°21'46" East 69.80 feet
along said line to the point of beginning.

Description for this parcel is based on a survey made by Don D. Kreider.

Grantor claims title by instrument(s) of record in Deed Book 2266, Page 338, Franklin
County Recorder's Office.

TRANSFER TAX
EXEMPT
By: Arch J. Warren
ARCH J. WARREN
FRANKLIN COUNTY, AUDITOR

TRANSFER
NOT NECESSARY
JUL 2 0 1972
ARCH J. WARREN
AUDITOR
FRANKLIN COUNTY, OHIO

Said Stations being the Station numbers as stipulated in the hereinbefore mentioned survey
and as shown by plans on file in the Department of Highways, Columbus, Ohio.

It is understood that the tract of land above described contains 1.001 acres,
more or less, exclusive of the present road which occupies 0.00 acres, more or less.

RW-19
10-62**TO BE EXECUTED,****EASEMENT FOR CHANNEL PURPOSES**

KNOW ALL MEN BY THESE PRESENTS:

That Maurice C. Buckles (married) & Elizabeth C. Buckles (his wife)

the Grantor

for and in consideration of the sum of Two thousand four hundred and no/100

Dollars (\$ 2,400.00---) and for other good and valuable considerations to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release to the said Grantee, its successors and assigns forever, an easement for the construction of a perpetual watercourse, ditch, channel or other drainage facility in, upon and over the lands hereinafter described and as shown by plans on file in the Department of Highways. The Grantor herein retains the right to use said lands for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted.

PARCEL NO. 1200 X-1

Being a parcel of land situated in Franklin County, Ohio, Village of Gahanna
Quarter-Township U.S. Military Lands
~~Section~~ 3, Township 1, Range 16, and lying on the left

side of a survey made by the Department of Highways and recorded in Book ,
 Page , of the records of Franklin County and being located within the following described points in the boundary thereof:

Being a part of a 265.793 acre tract of land as the same is described in Deed Book 2266, Page 338, Recorder's Office, Franklin County, Ohio, and being further described as follows: Beginning at an angle point in the easterly line of Parcel 1200WD, said point being 70.00 feet left of centerline station 136470 of relocated Morrison Road as the same is delineated in the aforementioned survey; thence northwesterly along the easterly line of Parcel 1200WD, along a curve concave southwesterly, same having a radius of 3544.04 feet and a long chord distance of 81.61 feet, said chord bearing North 50°38'39" West; thence North 38°41'47" East 40.00 feet; thence South 50°38'39" East 82.53 feet; thence South 40°00'56" West 40.00 feet to the point of beginning.

Description for this parcel is based on a survey made by Don D. Krieder.

Grantor claims title by instrument(s) of record in Deed Book 2266, Page 338, Franklin County Recorder's Office.

Said Stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Highways, Columbus, Ohio.

It is understood that the tract of land above described contains 0.075 acres, more or less, exclusive of the present road which occupies 0.00 acres, more or less.

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever.

And the said Grantor, for himself and his heirs, executors, and administrators, hereby covenant with the said Grantee, its successors and assigns that he is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple, and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, and that he will warrant and defend the same against all claims of all persons whomsoever.

And for the consideration aforesaid Elizabeth C. Buckles (wife of Maurice G. Buckles)

hereby relinquish to said Grantee, its successors and assigns, all right and expectancy of Dower in the above described premises.

IN WITNESS WHEREOF Maurice G. Buckles and Elizabeth C. Buckles

have hereunto set their hands, the 20 day of July, in the year of our Lord one thousand nine hundred and seventy-two

Signed and sealed in presence of:

Maurice G. Buckles
Elizabeth C. Buckles



THIS INSTRUMENT PREPARED BY THE OHIO DEPARTMENT OF HIGHWAYS

BY Ellen G. McLaughlin

STATE OF OHIO.

Franklin COUNTY ss.

Before me, a Notary Public in and for said County and State, personally appeared the above named Maurice G. and Elizabeth C. Buckles who acknowledged that they did sign the foregoing instrument and that the same is free act and deed.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal at Columbus, Ohio this 20 day of July, A.D. 1972

Jack L. Briggs, Attorney at Law
My Commission expires 1979
State of Ohio

DATE 5/2/72
APPROVED [Signature]
C/L PB & PG
INSTRUMENT
PREPARED BY



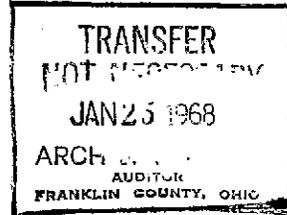
528710015

JAN 25 1968

345 P

JAN 29 1968

3.00



DEED OF EASEMENT

1355

KNOW ALL MEN BY THESE PRESENTS that Maurice G. Buckles, of the City of Columbus, Ohio, in consideration of the sum of One (\$1.00) Dollar paid to him by the Village of Gahanna, Ohio, a municipal corporation, the receipt of which is hereby acknowledged, does hereby give and grant to the Village of Gahanna, Ohio, in perpetuity, the right and easement to construct, use and maintain a sanitary trunk sewer in and through a strip of land twenty (20) feet in width located in the Village of Gahanna, County of Franklin and State of Ohio and situated in the Third Quarter of the First Township of Range Sixteen, United States Military Lands and being part of Lots Nos. 5 and 6 of the "DAVID TAYLOR SUBDIVISION" of record in Flat Book 1, Page 10, Recorder's Office, Franklin County, Ohio, the centerline of which twenty (20) foot strip being described as follows:

Beginning at a point in the northerly line of the said Lot No. 5 and the centerline of Taylor Road, said point being South 85° 46' 43" East, 1321.77 feet from a railroad spike at the intersection of the said centerline with the centerline of Hamilton Road, being the northwesterly corner of the said Lot No. 5;

thence across the said Maurice G. Buckles tract, South 6° 05' 25" West, 551.0 feet to a point;

thence South 5° 51' 35" East, 684.0 feet to a point;

thence South 8° 57' 25" West, 541.78 feet to a point;

thence South 35° 53' 25" West, 934.71 feet to a point in the centerline of the twenty (20) foot easement conveyed to The City of Columbus for the Big Walnut Creek Trunk Sewer;



Together with the right of access to the above described strip of land for the purpose of repairing and maintaining the sewer and the further right to use only during the period of construction of the sewer, additional strips of land sixty (60) feet in width lying immediately adjacent, parallel to and easterly and westerly from the above described strip, but only on the express terms and conditions herein set forth.

This easement is given to the grantee upon the condition, which shall run with the land, that it shall not prevent the grantor, his heirs and assigns from constructing and maintaining improvements in, on and above the strip herein described so long as the same do not interfere with the grantee's right to construct, use and maintain the sewer.

This easement is also given to the grantee upon the following conditions, to which the grantee by its acceptance of the easement agrees, that

1. Grantee will restore or cause to be restored all property of the grantor within the temporary and permanent easement area to a neat and presentable condition and in as near like condition as before construction of the sewer as practicable.

2. Grantee will replace or cause to be replaced all topsoil in the temporary easement area which has been removed, damaged or destroyed by reason of the construction of the sewer, the topsoil used for replacement, if any, to be of the same or better quality as that removed, damaged or destroyed.

3. The construction of the sewer and restoration of the premises must be completed on or before June 30, 1968.

4. Grantee will, as soon as practicable after completion of all subsequent alterations and repairs to the sewer, restore or cause to be restored all property of the grantor within the permanent easement area to a like condition as before commencement of the alterations and repairs.

TO HAVE AND TO HOLD said premises unto the grantee, the Village of Gahanna, Ohio, its successors and assigns forever, for the uses and purposes hereinbefore mentioned.

And for the sum of One (\$1.00) Dollar paid to her by the grantee, Elizabeth C. Buckles, wife of the grantor, does hereby remise, release and forever quit-claim unto the grantee, its successors and assigns, all of her right and expectancy of dower in the above described premises.

IN WITNESS WHEREOF, Maurice G. Buckles and Elizabeth C. Buckles have hereunto set their hands this 16th day of January, 1968.

Signed and acknowledged in the presence of:

[Signature]

Maurice G. Buckles
Maurice G. Buckles

[Signature]

Elizabeth C. Buckles
Elizabeth C. Buckles

STATE OF OHIO)
COUNTY OF FRANKLIN,) SS:

BE IT REMEMBERED, That on this 16th day of January, 1968, before me, a notary public in and for said county, personally came Maurice G. Buckles and Elizabeth C. Buckles who acknowledged that they did sign the foregoing instrument and that the same is their free and voluntary act and deed.

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

This instrument prepared by William G. Corson, Attorney at Law

[Signature]
William G. Corson, Notary Public,
State of Ohio, Lifetime Comm.

Grantor claims title Deed Book 2266, Page 338.

Form 3773 Easement
 Received **MAY 17 1971** At **12:30 P.** M.
 Recorded **MAY 19 1971** In Franklin County
JAMES A. SCHAEFER, Recorder
 Recorder's Fee \$ **3.00**

THE OHIO BELL TELEPHONE COMPANY

10323

In consideration of One 00/100 Dollars (\$ 1.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, WE hereby grant unto THE OHIO BELL TELEPHONE COMPANY, its successors and assigns, (hereinafter called the Company) a perpetual right of way and easement to install, construct, reconstruct, operate, maintain, repair, supplement and remove, at any time or times hereafter, its underground communication systems, together with all such communication facilities, including conduits, manholes, cables, wires, fixtures and appurtenances, as it may from time to time require or deem proper therefor, in, under and upon a strip of land ten (10) feet wide across the property and/or along the highway adjoining the property which we own, or in which we have an interest, situated in the Township of Jefferson, County of Franklin, State of Ohio, known as being the property of Maurice G. Buckles by deed dated July 26, 1960

and being the same premises of record in Deed Book 2206, Page 336, of Franklin County Records.

Said underground communication systems shall be constructed according to the following course: within the boundaries of a 10' strip of land as shown and delineated upon the attached drawing marked exhibit "A" and made a part hereof.

Said grant includes the right, at all times, of ingress to and egress from said strip, the right to use the premises parallel to and adjoining the boundaries of said strip for the operation of apparatus, appliances and equipment for any of the purposes herein specified, the right to clear and keep cleared said strip of all trees, roots, undergrowth and obstructions, the right to place and maintain surface route markers upon said strip and along fence lines or property lines upon land of the undersigned, and the right to carry in said underground communication systems the communication facilities of any other company. The Company shall promptly compensate the undersigned for all damage to growing crops, fences and drain tile caused by any of the operations which the Company is herein granted the right to perform. The undersigned may use the surface of said strip provided such use does not interfere with the Company's use of said easement.

IN WITNESS WHEREOF, we have hereunto set our hand, this 30th day of April, 1971.

Signed and acknowledged
 in the presence of:
Maurice G. Buckles
Elizabeth C. Buckles

Maurice G. Buckles
Maurice G. Buckles
His wife Elizabeth C. Buckles

STATE OF OHIO }
 COUNTY OF } SS

Before me, a Notary Public in and for said County, personally appeared MAURICE G. BUCKLES and ELIZABETH BUCKLES who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

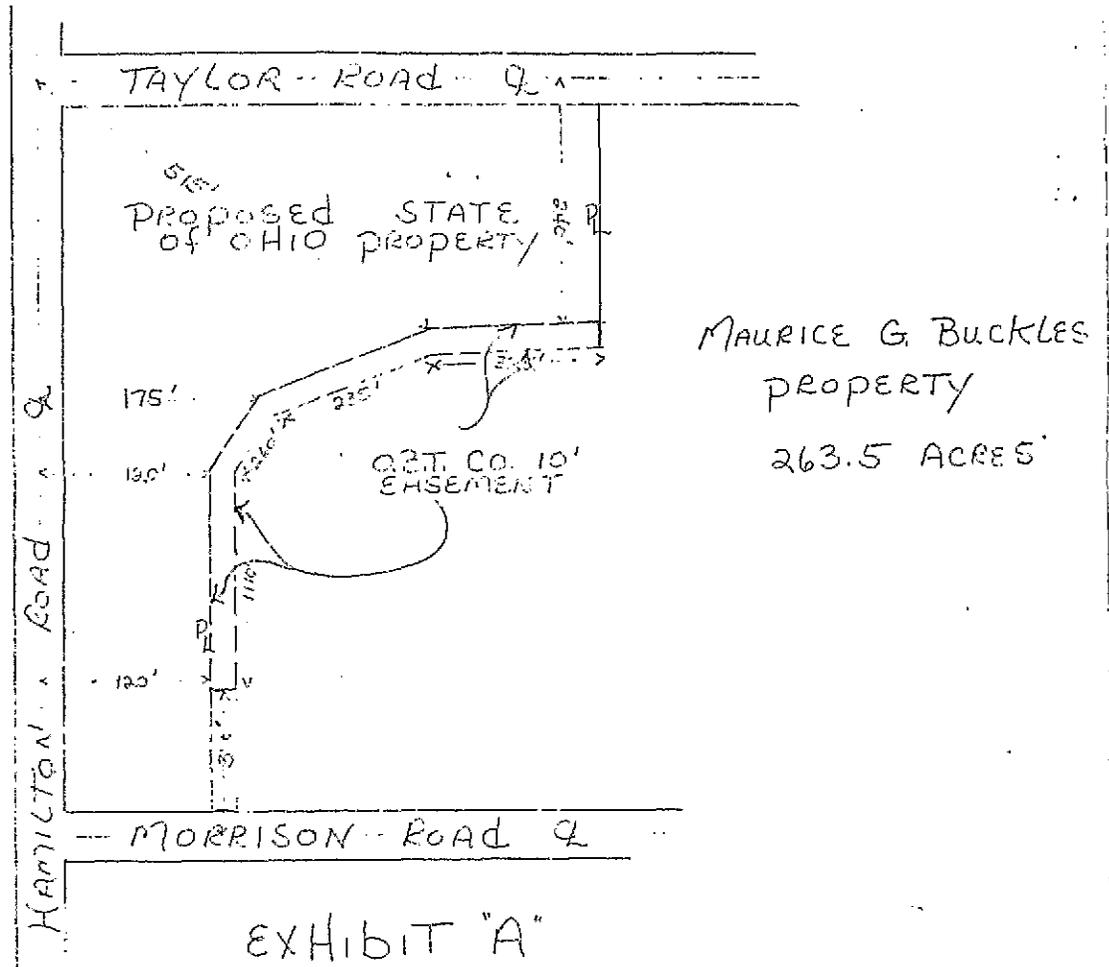
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 30th day of April, 1971.



Bruce B. Bishop
 Notary Public in and for
BRUCE B. BISHOP, Notary Public
 FRANKLIN PICKAWAY UNION FAIRFIELD MADISON
 PICKAWAY & DELAWARE COUNTIES OHIO
 MY COMMISSION EXPIRES OCT-8-1975 County, Ohio.

(Over)
 THIS INSTRUMENT WAS
 PREPARED BY C. O. ARNEBECK





MAURICE G. BUCKLES PROPERTY LOCATED
IN JEFFERSON TOWNSHIP, FRANKLIN COUNTY OHIO,
AS DESCRIBED IN DEED DATED JULY 26, 1960 AND
RECORDED IN DEED BOOK 2266 PAGE 338 OF FRANK-
LIN COUNTY RECORDS.

TO EASEMENT DATED APRIL 30, 1971
FROM

MAURICE G. BUCKLES

TO

THE OHIO BELL TELEPHONE COMPANY



531480044

VOL 3148 PAGE 65
EASEMENT

PHONE (614) 373-1515
ISE

In consideration of the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged, the Grantor(s):

MAURICE G. BUCKLES and ELIZABETH CROTTI BUCKLES, His wife *See 205-13099*
do hereby grant unto COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, its successors, assigns, lessees and licensees (hereinafter called the Company), so long as the same may be used for the purposes herein contemplated, the right and easement to construct, reconstruct, enlarge, repair, replace, remove, operate and maintain facilities, whether pole or underground, for the transmission and distribution of electric energy, together with all such facilities, including poles, wires, guys, guy stubs, conduits, manholes, fixtures and appurtenances, as it may require or deem proper therefor, and for the attachment and carrying of the wires and cables of other companies using energy in the conduct of their business, upon, across, in, over and/or under the property and/or the highway, crossing the property situated in R. 16, T. 1, Sec. 3, Fr. Survey U. S. M. Lands in the City of Gahanna, County of Franklin and State of Ohio, and known as 268 acres, more or less, as the same is more particularly described in the deed dated 25 July 1960 from Charles E. Brown, deceased to Maurice G. Buckles and recorded in Deed Book 2266, Page 338, Record of Deeds in Recorder's office, Franklin County, Ohio.

221131

Said lines shall be constructed within the limits of the following course: Within the limits of five (5) and ten (10) foot strips of land the locations of which are shown and delineated by shaded areas upon the attached plat exhibit "A", and made a part hereof.

If at any time this line should interfere with any new construction, it will be re-located to a point and location approved upon.

TRANSFER NOT NECESSARY
JUN 14 1971
ARCH J. WARREN
AUDITOR

TRANSFER EXEMPT
By *J.W. F.*
ARCH J. WARREN
FRANKLIN COUNTY, AUDITOR

APPROVED AS TO FORM
P. S. T. & P.
[Signature]

In the case of underground and surface of the Company is hereby granted the right and easement to install the necessary service facilities, which shall be the property of the Company, from its distribution feeder lines, in such location or locations as may be necessary to serve with electric energy the building or buildings, existing or to be constructed on the subject property or lots.

If at any time the Company is required by the State Highway Department or any other governmental authority having control over said highway to relocate any or all of the facilities of said line, then the Company may and is hereby granted the right to relocate said facilities along the highway as it now exists or may hereafter exist.

Said easement includes the right to trim any trees or shrubbery which may hereafter interfere with the construction, reconstruction, operation and/or maintenance of said line, within the limits of the easement and within the limits of a strip of land five feet in width on each side, adjacent and parallel to the easement and to trim or cut, any trees or shrubbery that now interfere with the construction or reconstruction of said line.

The Company hereby agrees to pay for damages to the stock, crops, fences, or structures of the Grantor(s), done by the Company or its employees while engaged in the construction or maintenance of said transmission line.

The Company shall have the right of ingress to and egress from the site occupied or to be occupied by said line and appurtenances, and the right to do any and all things necessary, proper or incidental to the successful operation and maintenance thereof. It is specially provided, however, that the facilities of said lines shall be so located as not to interfere with the undersigned's ingress to and egress from said property, and the Grantor(s) shall have the right to use said right-of-way and easement for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted.

WITNESS hand. this 30th day of April, 1971.

Signed and acknowledged in the presence of:
Maurice G. Buckles Maurice G. Buckles
Elizabeth Crotti Buckles Elizabeth Crotti Buckles

Witnesses: *Robert E. Sowers* Robert E. Sowers
Larry A. Dauber Larry A. Dauber
STATE OF OHIO Franklin COUNTY, SS:

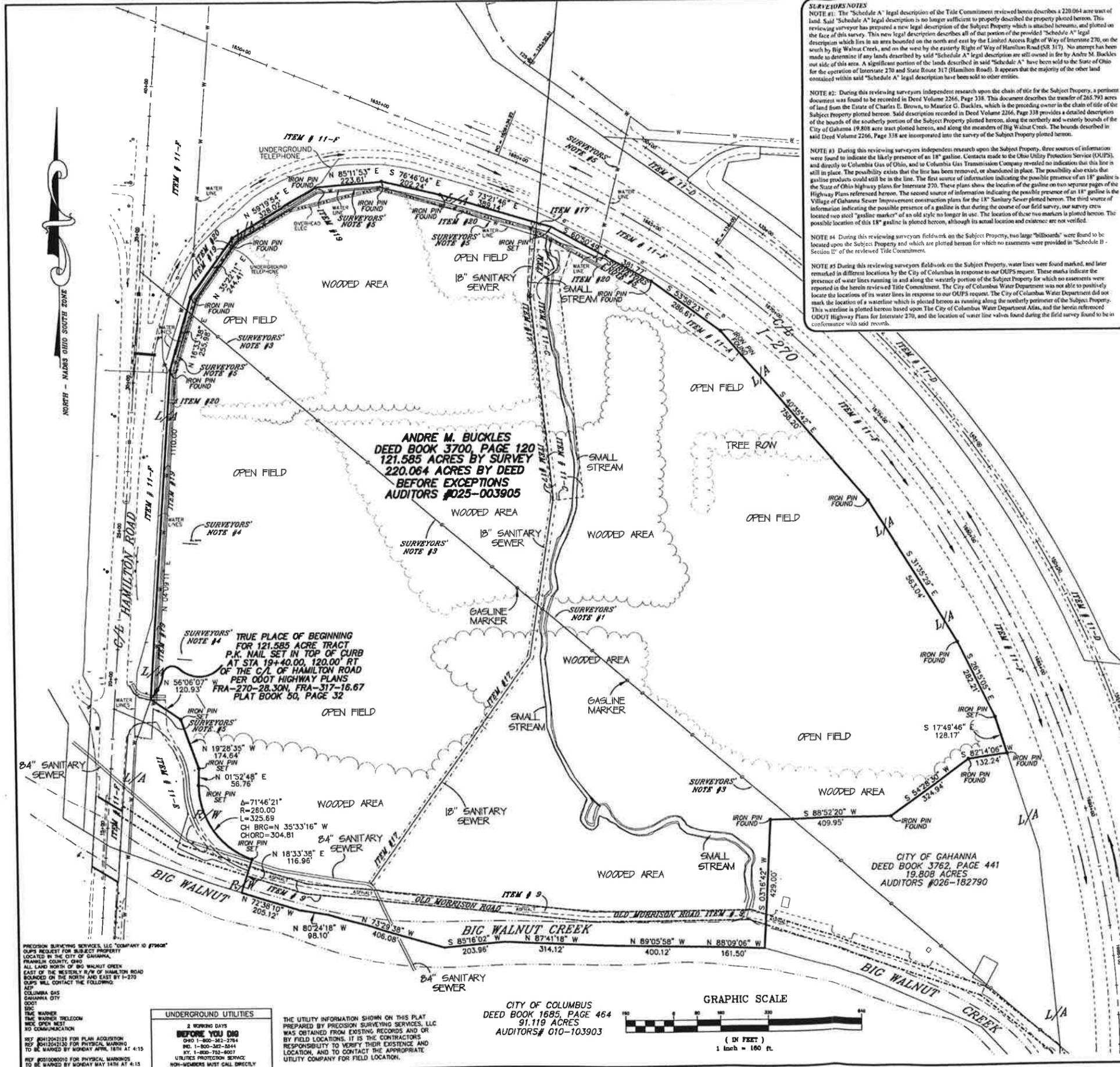
Before me, a Notary Public in and for said county and state, personally appeared the above named MAURICE G. BUCKLES & ELIZABETH CROTTI BUCKLES who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 30th day of April, 1971.

[Signature] Notary Public
in and for LARRY A. DAUBER, County, Ohio
Notary Public, Franklin County, Ohio
My Commission Expires April 24, 1974

JUN 14 1971 2:30 P.M.
JUN 16 1971
Commission expires JAMES A. SCHAEFER
3.00

Transfer of right of appurtenances



SURVEYOR'S NOTES

NOTE #1: The "Schedule A" legal description of the Tale Commitment reviewed herein describes a 220.064-acre tract of land. Said "Schedule A" legal description is no longer sufficient to properly describe the property plotted herein. This reviewing surveyor has prepared a new legal description of the Subject Property which is attached hereto, and plotted on the face of this survey. This new legal description describes all that portion of the provided "Schedule A" legal description which lies in an area bounded on the north and east by the Limited Access Right-of-Way of Interstate 270, on the south by Big Walnut Creek, and on the west by the easterly Right-of-Way of Hamilton Road (SR 117). No attempt has been made to determine if any lands described by said "Schedule A" legal description are still owned in fee by Andre M. Buckles outside of this area. A significant portion of the lands described in said "Schedule A" have been sold to the State of Ohio for the expansion of Interstate 270 and State Route 317 (Hamilton Road). It appears that the majority of the other land contained within said "Schedule A" legal description have been sold to other entities.

NOTE #2: During this reviewing surveyor's independent research upon the chain of title for the Subject Property, a pertinent document was found to be recorded in Deed Volume 2266, Page 238. This document describes the transfer of 265.793 acres of land from the Estate of Charles E. Brown, to Maurice G. Buckles, which is the preceding owner in the chain of title of the Subject Property plotted herein. Said description recorded in Deed Volume 2266, Page 238 provides a detailed description of the bounds of the southerly portion of the Subject Property plotted herein, along the northerly and westerly bounds of the City of Gahanna 19.808 acre tract plotted herein, and along the meanders of Big Walnut Creek. The bounds described in said Deed Volume 2266, Page 238 are incorporated into the survey of the Subject Property plotted herein.

NOTE #3: During this reviewing surveyor's independent research upon the Subject Property, three sources of information were found to indicate the likely presence of an 18" gasline. Contacts made to the Ohio Utility Protection Service (OUPS), and directly to Columbia Gas of Ohio, and to Columbia Gas Transmission Company revealed no indications that this line is still in place. The possibility exists that the line has been removed, or abandoned in place. The possibility also exists that gasline products could still be in the line. The first source of information indicating the possible presence of an 18" gasline is the State of Ohio highway plans for Interstate 270. These plans show the location of the gasline on two separate pages of the Highway Plans referenced herein. The second source of information indicating the possible presence of an 18" gasline is the Village of Gahanna Sewer Improvement construction plans for the 18" Sanitary Sewer plotted herein. The third source of information indicating the possible presence of a gasline is that during the course of our field survey, our survey crew located two steel "gasline markers" of an old style no longer in use. The location of these two markers is plotted herein. The possible location of this 18" gasline is plotted herein, although its actual location and existence are not verified.

NOTE #4: During this reviewing surveyor's fieldwork on the Subject Property, two large "billboards" were found to be located upon the Subject Property and which are plotted herein for which no easements were provided in "Schedule B - Section II" of the reviewed Title Commitment.

NOTE #5: During this reviewing surveyor's fieldwork on the Subject Property, water lines were found marked, and later remarked in different locations by the City of Columbus in response to our OUPS request. These marks indicated the presence of water lines running in and along the westerly portion of the Subject Property for which no easements were reported in the herein reviewed Title Commitment. The City of Columbus Water Department was not able to positively locate the locations of its water lines in response to our OUPS request. The City of Columbus Water Department did not mark the location of a waterline which is plotted herein as running along the northerly perimeter of the Subject Property. This waterline is plotted herein based upon The City of Columbus Water Department Atlas, and the herein referenced ODOT Highway Plans for Interstate 270, and the location of water line valves found during the field survey found to be in conformance with said records.

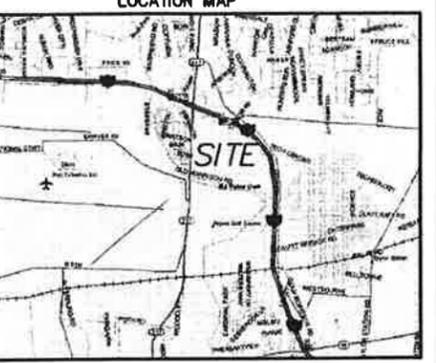
LOCATION DESCRIPTION

LOCATED IN THE CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH,
RANGE 4 EAST, UNITED STATES MILITARY LANDS

ANDRE M. BUCKLES
DEED BOOK 3700, PAGE 120
OWNER: 121.585 ACRES BY SURVEY
220.064 ACRES BY DEED
BEFORE EXCEPTIONS

For the purpose of this exhibit, a bearing of North 04°09'11" E was used on an easterly line of that 34.364 acre tract of land owned by the State of Ohio, of record in Deed Volume 3243, Page 559, on file in the Office of the Recorder, Franklin County, Ohio. Said line being the easterly Right-of-Way line of Hamilton Road, as delineated upon the Ohio Department of Transportation "Control Line Survey Plat" FRA-270-28.30 N, FRA-317-16.87, recorded in Plat Book 50, Page 32, on file in the Office of the Recorder, Franklin County, Ohio.



NOTES PERTAINING TO:
FROM AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE FORM SCHEDULE B - SECTION II
File No. 01-82109

ITEM # 1 Title to this portion of the property within the bounds of any legal roads or highways. A road was formerly known as Old Morrison Road upon the southern portion of the Subject Property, and is shown herein. This road is currently used by the public to access the City of Gahanna "Pleasure Park". The Surveyor has searched the Office of the Franklin County Engineer, and the City of Gahanna to verify the possibility of an existing Right-of-Way for this road. The Franklin County Engineer issued the Original Road Record, and provided a copy of "Road Record Volume 110, Page 173, recorded in June 7, 1993. This road record provides for a 33 foot right-of-way, which is plotted herein.

ITEM # 2 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 1225, page 117, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property. Said easement is located to appear across the westerly of the Subject 121.585 acre tract plotted herein.

ITEM # 3 Easement granted unto the State of Ohio, appearing of record in Deed Book 1948, page 617, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 4 Easement granted unto the State of Ohio, appearing of record in Deed Book 1309, page 490, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 5 Easement granted unto Columbus Southern Power Company, appearing of record in Deed Book 1276, page 13, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 6 Deed of Easement granted unto The Village of Gahanna, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 7 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 8 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 9 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 10 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 11 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 12 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 13 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 14 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 15 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 16 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 17 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 18 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 19 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 20 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property and is not plotted herein.

ITEM # 21 Deed of Easement granted unto The City of Gahanna, appearing of record in Official Record Volume 2019, page C-03, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 22 Deed of Easement granted unto The City of Gahanna, appearing of record in Official Record Volume 436, page A-15, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 23 Easement granted unto The Ohio Bell Telephone Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 24 Deed of Easement granted unto The City of Gahanna, appearing of record in Official Record Volume 2316, page 108, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 25 Easement granted unto The Ohio Bell Telephone Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 26 Easement granted unto The Ohio Bell Telephone Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 27 Deed of Easement granted unto The City of Gahanna, appearing of record in Official Record Volume 2014, page 330, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 28 Deed of Easement granted unto The City of Gahanna, appearing of record in Official Record Volume 2014, page 330, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 29 Deed of Easement granted unto The City of Gahanna, appearing of record in Official Record Volume 2014, page 330, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 30 Deed of Easement granted unto The City of Gahanna, appearing of record in Official Record Volume 2014, page 330, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 31 Easement granted unto Columbus & Southern Ohio Electric Company, appearing of record in Deed Book 2016, page 213, Recorder's Office, Franklin County, Ohio. Said Easement does not affect the Subject Property, and is not plotted herein.

ITEM # 32 Declaration of Easements appearing of record in Deed Book 1990, page 102, Recorder's Office, Franklin County, Ohio. Said Declaration of Easements does not affect the Subject Property, and is not plotted herein.

DESCRIPTION OF 121.585 ACRES
FROM LANDS OWNED BY ANDRE M. BUCKLES
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

Situate in Lot Number 5, and Lot Number 6, of the David Taylor Subdivision, Quarter Township 1, Township 1 North, Range 4 East, United States Military Lands, City of Gahanna, Franklin County, Ohio, and being 121.585 acre tract of land, all out of the remainder of the 220.064 acre tract of land owned by Andre M. Buckles, of record in Deed Volume 3700, Page 120, said 121.585 acre tract being more particularly described as follows:

The True Place of Beginning being a P.K. nail set in the top of a concrete curb being located at the intersection of the easterly right-of-way line of Hamilton Road, with the northerly Right-of-Way of Morrison Road, and being located at Station 194+00.00, 120.00 feet right of the Corner of Hamilton Road as depicted upon the ODOT Control Line Survey Plat FRA-270-28.30 N, FRA-317-16.87, recorded in Plat Book 50, Page 32, and being an easterly line of a 34.364 acre tract of land owned by the State of Ohio, of record in Deed Volume 3243, Page 559 which encompasses a portion of the Right-of-Way of said Hamilton Road and Interstate 270.

The following thirteen courses along the perimeter of said 34.364 acre tract being the Limited Access Right-of-Way of Hamilton Road and Interstate 270, North 04°09'11" East, a distance of 1110.00 feet to an iron pin found;

Thence North 10°33'38" East, a distance of 255.99 feet to an iron pin found;

Thence North 35°22'11" East, a distance of 244.41 feet to an iron pin found;

Thence North 59°19'54" East, a distance of 328.02 feet to an iron pin found;

Thence North 85°11'53" East, a distance of 223.61 feet to an iron pin found;

Thence South 76°46'04" East, a distance of 202.24 feet to an iron pin found;

Thence South 71°21'46" East, a distance of 389.14 feet to an iron pin set;

Thence South 60°50'49" East, a distance of 381.77 feet to an iron pin found;

Thence South 53°58'23" East, a distance of 286.61 feet to an iron pin found;

Thence South 40°35'42" East, a distance of 758.20 feet to an iron pin found;

Thence South 31°32'29" East, a distance of 583.04 feet to an iron pin found;

Thence South 26°19'03" East, a distance of 282.21 feet to an iron pin set;

Thence South 17°49'46" East, a distance of 128.17 feet to an iron pin found at the midpoint center of a 19.808 acre tract of land owned by the City of Gahanna, of record in Deed Volume 3762, Page 441;

The following four courses along the perimeter of said 19.808 acre tract, being the southerly perimeter of said 220.064 acre tract of land owned by Andre M. Buckles, South 82°14'06" East, a distance of 132.24 feet to an iron pin found;

Thence South 54°28'30" West, a distance of 324.94 feet to an iron pin found;

Thence South 88°52'20" West, a distance of 409.95 feet to an iron pin found;

Thence South 03°16'42" West, a distance of 429.00 feet to a point in the center of Big Walnut Creek, being in the northerly line of a 91.119 acre tract of land owned by the City of Columbus, of record in Deed Volume 1483, Page 464, and being a westerly course of said 19.808 acre tract;

The following seven courses along the northerly line of said 91.119 tract, and being located within Big Walnut Creek, North 89°05'58" West, a distance of 161.50 feet to a point;

Thence North 89°05'58" West, a distance of 400.12 feet to a point;

Thence North 87°41'18" West, a distance of 314.12 feet to a point;

Thence North 85°11'53" West, a distance of 203.96 feet to a point;

Thence North 82°14'06" West, a distance of 98.10 feet to a point;

Thence North 72°18'10" West, a distance of 203.12 feet to a point at the westerly terminus of the Right-of-Way of that portion of Morrison Road included in the improvement of Hamilton Road and Interstate 270, and being a 5.037 acre tract of land recorded in Deed Book 1253, Page 557;

Thence the following five courses along the perimeter of said 3.057 acre tract, North 18°33'38" East, a distance of 116.96 feet to an iron pin set at a point of curvature;

Thence 225.89 feet along the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 71°48'21", the chord of which bears North 39°33'18" West, a chord distance of 104.81 feet to an iron pin set at a point of tangency;

Thence North 01°52'48" East, a distance of 56.76 feet to an iron pin set;

Thence North 19°28'35" West, a distance of 174.64 feet to an iron pin set;

Thence North 89°05'58" West, a distance of 174.64 feet to an iron pin set;

Thence North 56°06'09" West, a distance of 120.91 feet to said True Place of Beginning and containing 121.585 acres of land, of which 1.333 acres is within the 33 foot wide public Right-of-Way of Hamilton Road.

PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS

PREPARED BY
JOHN W. EVERS
REGISTERED PROFESSIONAL SURVEYOR

DATE: JULY 26, 2007

REVISIONS:
OCT. 20, 2007: REVISED PLAT BOOK REFERENCE FOR HIGHWAY PLANS
OCT. 20, 2007: REVISED PLAT BOOK REFERENCE FOR HIGHWAY PLANS
CONTAINED WITHIN BASIS OF BEARING STATEMENT

ALTA SURVEY

LOCATION
~ W07-0148-FLYING-BEAR ~
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

CLIENT
RETAIL DEVELOPMENT GROUP

PREPARED BY
PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS
8005 S.R. 66 S.E.
MT. STERLING, OHIO 43143
OFFICE ~ (740) 845-1412
~ FAX ~ (740) 845-1422

DATE: MAY 07

SCALE: 1" = 160'

DRAWN BY: J.W.E. CHECKED BY: J.W.E. DISCH. NO. AREA NO. SHEET
SCALE: 1" = 160' MAY 07 FRA 1 of 1

PRECISION SURVEYING SERVICES, LLC COMPANY # 870007
OUPS REQUEST FOR SUBJECT PROPERTY
LOCATED IN THE CITY OF GAHANNA,
FRANKLIN COUNTY, OHIO

ALL LAND NORTH OF BIG WALNUT CREEK
EAST OF THE WESTERLY R/W OF HAMILTON ROAD
BOUNDED ON THE NORTH AND EAST BY I-270
CLIPS WILL CONTACT THE FOLLOWING:
ADP
COLUMBIA GAS
GAHANNA CITY
ODOT
TIC
THE WARNER
THE WARNER TELECOM
WEEK OPEN MEET
NO COMMUNICATION

REF 80120410123 FOR PLAIN ACQUISITION
REF 80120412132 FOR PHYSICAL MARKING
TO BE MARKED BY MONDAY APRIL 16TH AT 4:15
REF 80210000210 FOR PHYSICAL MARKINGS
TO BE MARKED BY MONDAY MAY 14TH AT 4:15

UNDERGROUND UTILITIES

2 WORKING DAYS
BEFORE YOU DIG
OHIO 1-800-362-2764
IND. 1-800-362-2044
N.Y. 1-800-752-8007
UTILITIES PROTECTION SERVICE
NON-EMERGENCY MUST CALL DIRECTLY

THE UTILITY INFORMATION SHOWN ON THIS PLAT
PREPARED BY PRECISION SURVEYING SERVICES, LLC
WAS OBTAINED FROM EXISTING RECORDS AND OR
BY FIELD LOCATIONS. IT IS THE CONTRACTOR'S
RESPONSIBILITY TO VERIFY THEIR EXISTENCE AND
LOCATION, AND TO CONTACT THE APPROPRIATE
UTILITY COMPANY FOR FIELD LOCATION.

CITY OF COLUMBUS
DEED BOOK 1685, PAGE 464
91.119 ACRES
AUDITORS #010-103903

CITY OF GAHANNA
DEED BOOK 3762, PAGE 441
19.808 ACRES
AUDITORS #026-182790

GRAPHIC SCALE
(IN FEET)
1 inch = 160 ft.