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11/29/2010 12:37PM BXGAHANNA BOX
Robert G. Montgomery
Franklin County RecorderTRANSFER
NOT NECESSARY

NOV 29 2010

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX EXEMPT
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That **BILLY G. DECKER**, surviving Trustee of the **BILLY G. AND VANIETA B. DECKER FAMILY TRUST**, "Grantor", for One Dollar (\$1.00) and other valuable consideration, paid by the **CITY OF GAHANNA**, "Grantee", the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following real property, including the right of reasonable access thereto, for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating a water line and appurtenances thereto (the "improvement"):

PERMANENT EASEMENT

(See Easement description attached hereto as
Exhibit "A" and made a part hereof)

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective heirs, executors, administrators, successors and assigns.

The Grantee, as soon as is practicable after all entries made pursuant to the rights granted herein and subject to the terms, conditions, and the improvements anticipated within the easement rights granted herein, shall cause restoration of the described easement by returning the subject property to its former grade and restoring the surface to its former condition as nearly as is reasonably possible, but subject to the terms and conditions and the improvements anticipated by the easement rights granted herein.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record, Grantor retains the right to use the subject real property for all purposes which do not in any way impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "improvement" or access thereto, however the Grantor shall not cause or allow to be constructed thereon any permanent or temporary building, structure or facility. Should Grantor make permanent or temporary improvements in or upon the easement area, except utility service lines, then Grantor shall assume the risk of such improvements being damaged or destroyed by Grantee entries made for the purposes granted herein, and the Grantee, its employees, agents, representatives and contractors, shall not be liable for any damage or destruction of such Grantor's improvements during the good faith exercise of the rights herein.

WITNESS their hands this 15 day of November, 2010.

GAHANNA TIRE BOX

Billy G. Decker, Surviving Trustee
Of the Billy G. and Vanieta B.
Decker Family Trust.

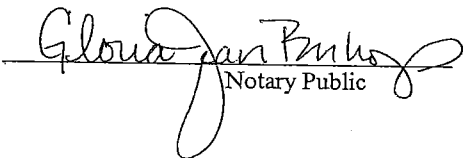
By *Billy G. Decker*
Billy G. Decker

EXHIBIT A

STATE OF OHIO;
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 16th day of November, 2010,
before me, the subscriber, a Notary Public in and for said County, personally came Billy
G. Decker, the Grantor in the foregoing Deed of Easement, and acknowledged the signing
thereof to be his voluntary act and deed, for the uses and purposes therein.

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


Notary Public

This Instrument Prepared By:
Julia A. Faist, Attorney at Law
142 Granville Street
Gahanna, OH 43230
Telephone (614) 475-6677



GLORIA JEAN BISHOP
Notary Public, State of Ohio
My Commission Expires 05-08-2011

EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Lot 3 of Section 2, Township 1, Range 16, United States Military Lands and being a strip of land fifteen (15) feet in width across the Billy G. and Vanieta B. Decker, Co-Trustees of the Billy G. and Vanieta B. Decker Family Trust, 6.266 acre tract and 0.637 acre tract (Parcel 1), of record in Official Record 24224F20, all references being to records in the RECORDER'S OFFICE, FRANKLIN COUNTY, Ohio, said strip being described as follows;

Beginning at a point in the Westerly right-of-way line of Clotts Road, at the Southeasterly corner of said Decker 0.637 acre tract, the Northeasterly corner of the Duayne R. and Lavina Shockley 1.564 acre tract (Parcel Two), of record in Official Record 33534G02;

thence North $86^{\circ} 07' 44''$ West, with the Northerly line of said Shockley 1.564 acre tract, a distance of 331.06 feet to the Northwesterly corner of said tract;

thence North $84^{\circ} 25' 15''$ West, crossing said Decker 6.266 acre tract, a distance of 428.66 feet to a point in the Westerly line of said 6.266 acre tract, the Easterly line of Lot 7 of the Proposed "HAMILTON PARKE", said point also being located South $4^{\circ} 49' 00''$ West, a distance of 40.00 feet from the Northeasterly corner of Lot 7:

thence North $4^{\circ} 49' 00''$ East, with the Westerly line of said Decker 6.266 acre tract, the Easterly line of Proposed Lot 7, a distance of 15.00 feet to a point;

thence South $84^{\circ} 25' 15''$ east, a distance of 428.62 feet to a point;

thence South $86^{\circ} 07' 44''$ East, being 15.0 feet Northerly from , as measured at right angles and parallel with the Northerly line of the Shockley 1.564 acre tract, a distance of 328.83 feet to a point in the Westerly right-of-way line of Clotts Road;

thence South $3^{\circ} 48' 47''$ East, with the Westerly right-of-way line of Clotts Road, being 30 feet Westerly from and parallel with the centerline of Clotts Road, a distance of 15.14 feet to the place of beginning.

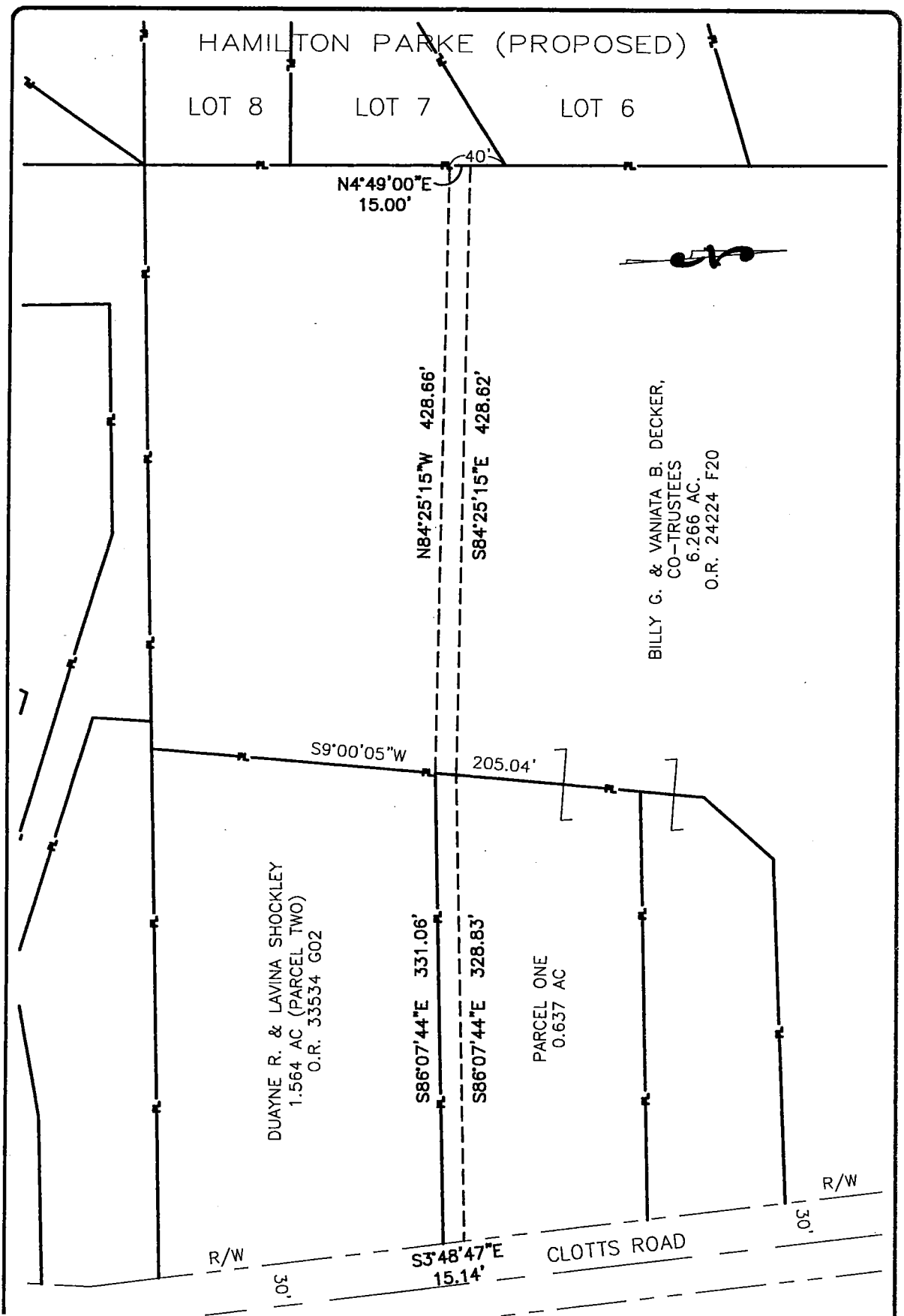
GGC Engineers



By

A handwritten signature in black ink, appearing to read "Thomas D. Sibbalds", written over a horizontal line.

Thomas D. Sibbalds
Registered Surveyor, No. 5908



WATERLINE EASEMENT

CLIENT: ALLODIUM INC.

LOCATION: 700 N. HAMILTON ROAD
GAHANNA, OHIO



ENGINEERS

132 N HIGH STREET GAHANNA, OHIO 43230
PHONE: 614-471-7310 FAX: 614-471-7320
WWW.GGCENGINEERS.COM

EXHIBIT "A"

DWG# 1 OF 1

PROJ# 05588 06/07/07