



TRANSFER  
NOT NECESSARY

OCT 01 2015

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



**DEED OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, Justin & Alycia Turley, in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable considerations to it paid by the City of Gahanna, Ohio, a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant and release to said City of Gahanna, Ohio (the "City"), its successors and assigns, forever, a Utility Easement over and through the following described real estate and shown on Exhibits "A & B" attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS "A & B"

The Easement is granted for the purpose of constructing, using and maintaining all public utilities above and below the surface of the ground and appurtenant works in any part of said strip, including the right to clean, repair and care for said public utilities, together with the right of access to said strip for said purpose. The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the landowner's use of the property provided such use is compliant with the City's zoning and/or other applicable property ordinances and regulations.
2. The landowner will submit plans for any installation within the Easement that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work on the utilities.
4. That the utilities subject to the Easement shall be kept in good order and condition by the City of Gahanna.
5. That during whatever construction, reconstruction, maintenance, or repair work is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the property as may be disturbed, will at the expense of the City be substantially replaced in the same condition as it was prior to such disturbance.

6. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the landowner makes an application for a service connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.
7. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this Easement had not been executed and/or as if any rights granted by this Easement had not been exercised.

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

IN WITNESS WHEREOF, Justin and Alycia Turley, hereby covenants with the Grantee that it is the lawful owner of the above described real estate, that it is lawfully seized of the same in fee simple and has good, right and full power to make this grant, has hereunto set its hand this 17 day of September, 2015.

**Justin Turley**

By: \_\_\_\_\_

Name: Justin Turley, Owner

**Alycia Turley**

By: \_\_\_\_\_

Name: Alycia Turley, Owner

STATE OF OHIO )ss:  
COUNTY OF FRANKLIN )

BE IT REMEMBERED, That on this 17 day of September, 2015, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Justin Turley and Alycia Turley, who acknowledged the signing of this instrument to be its voluntary act and deed for the uses and purposes therein mentioned.

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



Kayla M. Holbrook  
Notary Public, State of Ohio  
My Commission Expires 06-16-2018

\_\_\_\_\_  
Notary Public

My Commission Expires 6-16-2018

This Instrument Prepared By:  
City of Gahanna

Gahanna Title Box

**LOT 39 OF HENSEL WOODS NORTH  
STORM SEWER EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being a strip of land over part of Lot 39 of the "Hensel Woods North" subdivision, recorded in Plat Book 68, Page 65 and 66 (record references being to those of the Recorder's Office, Franklin County, Ohio), said strip being more particularly bounded and described as follows:

Beginning at the northeasterly corner common to Lots 38 & 39, being in the southwesterly right-of-way line of Ludwig Drive (50 feet in width);

thence southwesterly along the line common to said Lots 38 & 39, South 56°58'04" West, 43.62 feet;

thence southwesterly through said Lot 39 the following six (6) courses and distances:

1. South 62°41'11" West, 75.34 feet;
2. North 48°45'32" West, 79.07 feet to the southwesterly line of said Lot 39;
3. North 33°01'56" West, along said southwesterly line, 6.39 feet to the northwesterly corner of said Lot 39;
4. North 56°58'04" East, along the northwesterly line of said Lot 39, a distance of 8.59 feet;
5. South 48°45'32" East, 76.08 feet; And,
6. North 62°41'11" East, 111.36 feet to said southwesterly right-of-way line of Ludwig Drive;

thence southeasterly along said southwesterly right-of-way line of Ludwig Drive, being the northeasterly line of said Lot 39, South 33°01'56" East, 5.68 feet, returning to the 'Point of Beginning,' containing 1,860 square feet of land, more or less, as described in September of 2015, by Carl E. Turner Jr., Professional Surveyor No. 6702, for easement purposes only.

Subject, however, to all legal rights-of-way, if any, of previous record.

Bearings in the foregoing description are referenced to that meridian used for the aforesaid "Hensel Woods North" subdivision plat.

Terra Surveying Services, LLC



Carl E. Turner Jr.  
Professional Surveyor No. 6702  
14 September 2015



\*End of Description\*





238 Academy Woods Drive  
Gahanna, Ohio 43230-2184  
614.471.0663  
www.terrasurveyingservices.com

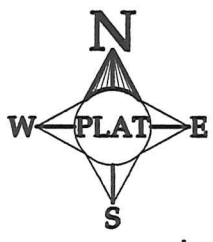
**STORM SEWER EASEMENT EXHIBIT FOR LOTS 38 & 39**  
**"HENSEL WOODS NORTH"**  
**CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

PREPARED EXCLUSIVELY FOR:  
CITY OF GAHANNA, OHIO

14 SEPTEMBER 2015

PLAT BOOK 68, PAGE 65 & 66  
INSTRUMENT NO. 201501020000228  
INSTRUMENT NO. 201305170082078

BASIS OF BEARINGS: Bearings shown hereon  
are referenced to that meridian used for the  
"Hensel Woods North" subdivision plat.



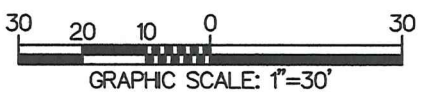
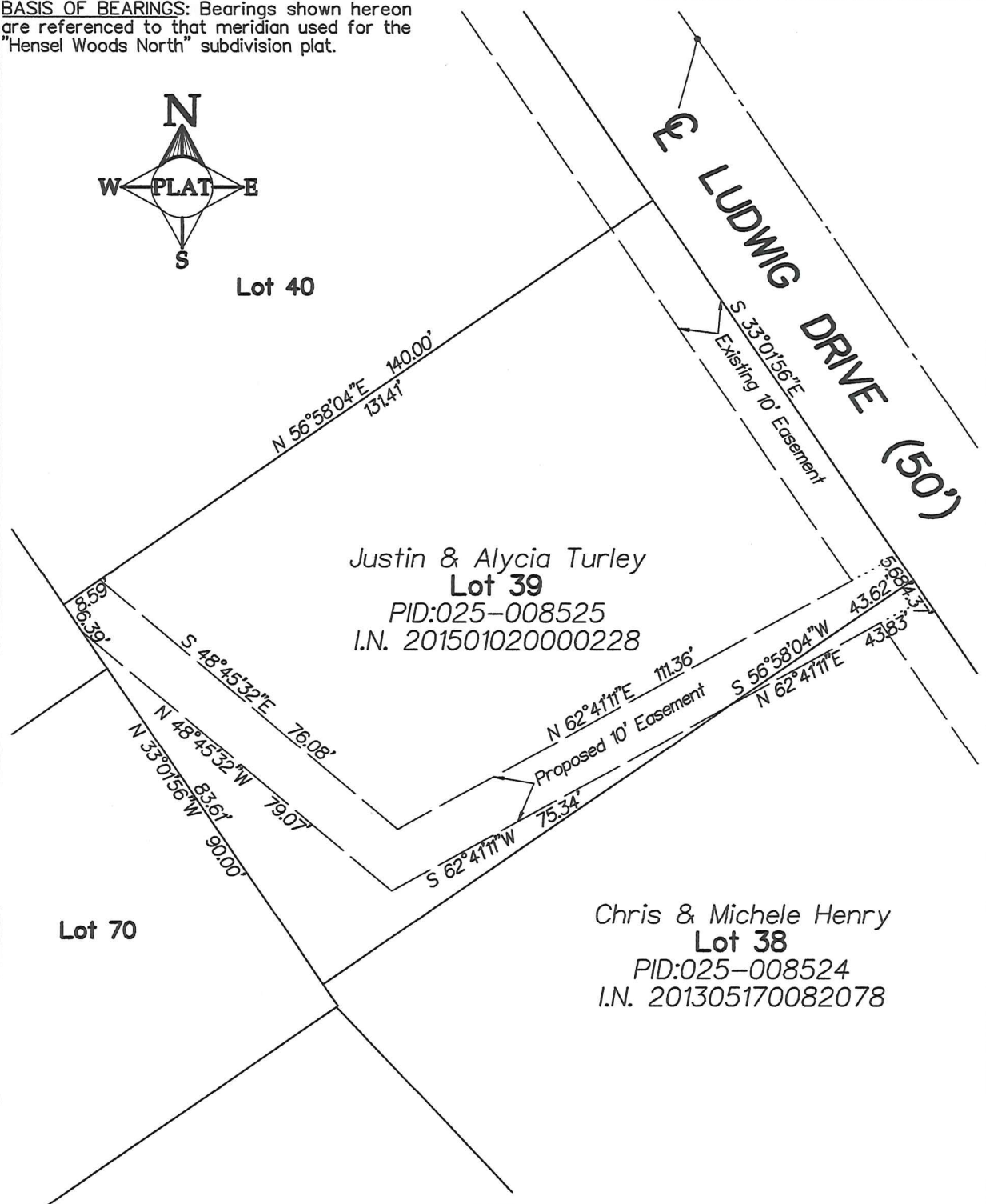
Lot 40

**E LUDWIG DRIVE (50')**  
S 33°01'56"E  
Existing 10' Easement

Justin & Alycia Turley  
**Lot 39**  
PID:025-008525  
I.N. 201501020000228

Lot 70

Chris & Michele Henry  
**Lot 38**  
PID:025-008524  
I.N. 201305170082078



NOT AN AUTHORIZED DOCUMENT WITHOUT EM-  
BOSSSED OVER BLUE INK SURVEYOR'S SEAL