

TRANSFER  
NOT NECESSARY

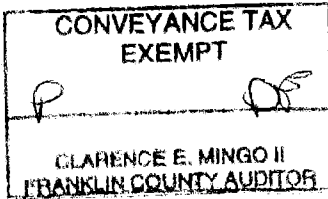
SEP 27 2012

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



201209270144912

Pgs: 4 \$44.00 T20120072671  
09/27/2012 1:14PM BXGAHANNA BOX  
Daphne Hawk  
Franklin County Recorder



**DEED OF EASEMENT**

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

SEE ATTACHED EXHIBITS "A AND B"

The Easement is granted for the purpose of constructing, using and maintaining a Storm Sewer and appurtenant works in any part of said strip, including the right to clean, repair and care for said Storm Sewer, together with the right of access to said strip for said purpose.

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

IN WITNESS WHEREOF, Dan Donovan hereby covenants with the Grantee that they are the lawful owners of the above described real estate, that they are lawfully seized of the same in fee simple and have good, right and full power to make this grant, have hereunto set their hand this 14 day of September, 2012.

Signed Daniel E. Donovan

STATE OF OHIO )ss:  
COUNTY OF FRANKLIN )

BE IT REMEMBERED, That on this 14<sup>th</sup> day of September, 20 12, before me, the subscriber, a Notary Public in and for the said State, personally came the above named DANIEL E DONOVAN, who acknowledged the signing of this instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

**EXHIBIT A**

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



Brenda L. Wilson  
Notary Public, State of Ohio  
My Commission Expires 03-25-2015

Brenda L. Wilson  
Notary Public

My Commission Expires 3/25/15

This Instrument Prepared By:  
City of Gahanna

Gahanna Title Box

FOR CITY OF GAHANNA

PARCEL NO. 025-013381

LOT NO: N/A

ADDRESS: 1035 EASTCHESTER DRIVE

SUBDIVISION: N/A

CITY OF GAHANNA

COUNTY OF FRANKLIN

DANIEL DONOVAN

0.759 ACRE

INSTR. NO. 201106230078546

1035 EASTCHESTER DRIVE

0.012 ACRE  
EASEMENT

P.O.R.

0.012 AC.

P.O.B.

0.012 AC.

P.O.R.

0.014 AC.

EXISTING  
20' EASEMENTEXISTING  
25' EASEMENT0.014 ACRE  
EASEMENT

P.O.B.

0.014 AC.

EXISTING  
10' EASEMENT

LOT 12

LOT 13

LOT 11

EXISTING  
10' EASEMENTEXISTING  
7' EASEMENTEXISTING  
3' EASEMENTACADEMY WOODS  
SECTION 1  
PB 66, PG. 29

R/W

Line Table

Line #	Length	Direction
L1	22.66'	N17°18'05"W
L2	20.00'	N72°41'55"E
L3	28.71'	S17°18'05"E
L4	20.89'	S89°31'37"W
L5	54.96'	S0°14'32"E
L6	7.68'	N39°16'10"W
L7	51.20'	N17°26'04"W
L8	19.97'	N89°31'37"E
L9	68.14'	N89°31'37"E
L10	20.00'	S0°14'32"E
L11	10.00'	S89°31'37"W

ACADEMY WOODS DRIVE  
(50')

Robert W. Martin 9-5-12

Robert W. Martin  
Professional Surveyor No. 8114

REVISIONS

DATE

PREPARED BY:

CONSULTING ENGINEERS &amp; SURVEYORS

83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

LOT NO.	N/A
DRAWN BY	RWM
CHECKED BY	
SCALE	1" = 30'
DATE	09/05/2012

Z:\194 ACADEMY WOODS DRIVE\DWG\ACADEMY EASEMENT.DWG - 0 XREFS - PLOTTED BY BO - September 05, 2012 - 12:06 PM

DESCRIPTION of a 0.012 acre Drainage Easement.

Situate in the City of Gahanna, County of Franklin, State of Ohio and being all out of a 0.759 acre parcel of land, conveyed to Daniel E Donovan of record in Instrument Number 201106230078546, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 0.012 acre parcel being more fully described herein;

Beginning for reference at the southwest corner of said 0.759 acre parcel of land;

Thence N 89°31'37" E with the south line of said 0.759 acre parcel, a distance of 68.14 feet to a point;

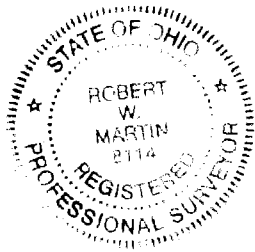
Thence N 17°18'05" W across said 0.759 acre parcel, a distance of 22.66 feet, to a point,

Thence N 72°41'55" E across said 0.759 acre parcel, a distance of 20.00 feet, to a point,

Thence S 17°18'05" E across said 0.759 acre parcel, a distance of 28.71 feet, to a point on the south line of said 0.759 acre parcel,

Thence S 89°31'37" W with the south line of said 0.759 acre parcel, a distance of 20.89 feet, to the True Point of Beginning containing 0.012 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 89°31'37" W was held on the north line of Academy Woods Section 1 as shown on Plat Book 66, Page 29. This document was prepared from an actual field survey performed in August of 2012 by Robert Martin.



Robert W. Martin  
Robert W. Martin P.S. 8114

9-5-12  
Date