



Instrument Number: 201704120049168
Recorded Date: 04/12/2017 8:41:50 AM



Daniel J. O'Connor
 Franklin County Recorder
 373 South High Street, 18th Floor
 Columbus, OH 43215
 (614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Transaction Number: T20170023927

Document Type: EASEMENT

Document Page Count: 4

Submitted By (Walk-In):

GAHANNA BOX

Walk-In

Return To (Box):

GAHANNA BOX

Box

First Grantor:

BONITA25 REAL ESTATE INVESTORS LLC

First Grantee:

GAHANNA CITY OF

Fees:

Document Recording Fee: \$28.00

Additional Pages Fee: \$16.00

Total Fees: \$44.00

Amount Paid: \$44.00

Amount Due: \$0.00

Instrument Number: 201704120049168

Recorded Date: 04/12/2017 8:41:50 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover sheet appears on our website after review please let our office know.

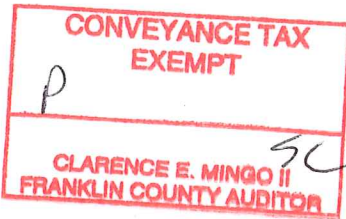
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER
NOT NECESSARY

APR 12 2017

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

4
34



SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS that BONITA25 REAL ESTATE INVESTORS LLC, an Ohio limited liability company, the Grantor, for One Dollar (\$1.00) and other valuable consideration, paid by the CITY OF GAHANNA, the Grantee, a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, 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 sanitary sewer and appurtenances thereto (the Improvements):

PERMANENT EASEMENT

(SEE EASEMENT PLAT ATTACHED AS EXHIBIT A)

Parcel Number: 025-001972

Prior instrument reference: 201406170075961

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective 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 hereby granted, shall cause restoration of the described easement by returning the 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 easement rights granted herein are exclusive as to all except Grantor and any previously granted rights of record. Grantor retains the right to use the subject property for all purposes which do not materially impair the Grantee's use or interfere with Grantee's construction, operation, maintenance, repair, removal, replacement, or reconstruction of the Improvements or access thereto, but 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 other than utility service lines in or upon the easement area, then Grantor shall assume the risk of such improvements being damaged or destroyed by Grantee's entries made for the purposes granted herein, and the Grantee, its employees, agents,

Gahanna Title Box

representatives, and contractors, shall not be liable for damage or destruction of such Grantor's improvements during the good faith exercise of the rights herein.

In testimony whereof, we have hereunto set our hands and caused our signatures to be affixed.

BONITA25 REAL ESTATE INVESTORS LLC

By 
Steven B. VanSlyck, Secretary

State of Ohio, Franklin County, ss. Acknowledged before me this April 29, 2015, by Steven B. VanSlyck, the secretary of Bonita25 Real Estate Investors LLC, the Grantor in the foregoing instrument, as his free and voluntary act and deed in such capacity and as the free and voluntary act and deed of the Grantor.



Prepared by:
Steven B. VanSlyck, Attorney at Law
6253 Riverside Drive ~ Suite 205
Dublin Ohio 43017



Michael Tung, Notary Public State of Ohio
My Commission Expires March 16, 2020

EXHIBIT A

20' WIDE SANITARY SEWER EASEMENT

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being a part of Quarter Township 1, Township 1, Range 17, United States Military Lands, also being a portion of a parcel of land conveyed to Bonita25 Real Estate Investors LLC and recorded in Instrument No. 201406170075961 of said County's Records, and being further bounded and described as follows:

Commencing at Franklin County Geodetic Survey monument number 1779, marking an angle point in the centerline of Hamilton Rd. (variable width), thence along the centerline of said Hamilton Rd., N 3° 54' 37" E for a distance of 237.00 feet to a point, thence N 86° 05' 23" W for a distance of 50.00 feet to a point on the west right of way line of said Hamilton Rd., said point also being a southeast corner of said Bonita25 Real Estate Investors LLC, thence along the south line of said Bonita25 Real Estate Investors LLC, N 86° 05' 23" W for a distance of 155.00 feet to an angle break in said line, thence continuing along said south line, N 50° 05' 23" W for a distance of 344.89 feet to an angle break in said line, thence along the west line of said Bonita25 Real Estate Investors LLC, N 3° 54' 37" E for a distance of 573.82 to a point, said point being the **TRUE POINT OF BEGINNING** of the parcel of land hereinafter described, thence clockwise along the following six (6) courses and distances:

1. Thence continuing along said west line, N 3° 54' 37" E for a distance of 20.00 feet to a point;
2. S 86° 05' 23" E for a distance of 72.00 feet to a point;
3. S 3° 54' 37" W for a distance of 618.84 feet to a point;
4. N 86° 05' 23" W for a distance of 20.00 feet to a point;
5. N 3° 54' 37" E for a distance of 598.84 feet to a point;
6. N 86° 05' 23" W for a distance of 52.00 feet to the True Point of Beginning and containing 0.3080 acres (13,417 sq.ft.) of land, more or less, and subject to all easements, restrictions and covenants of record as surveyed under the supervision of Steven L. Mullaney, P.S. Number 7900, for Glaus, Pyle, Schomer, Burns & DeHaven, Inc., dba GPD Group, dba GPD Group, in July of 2014.

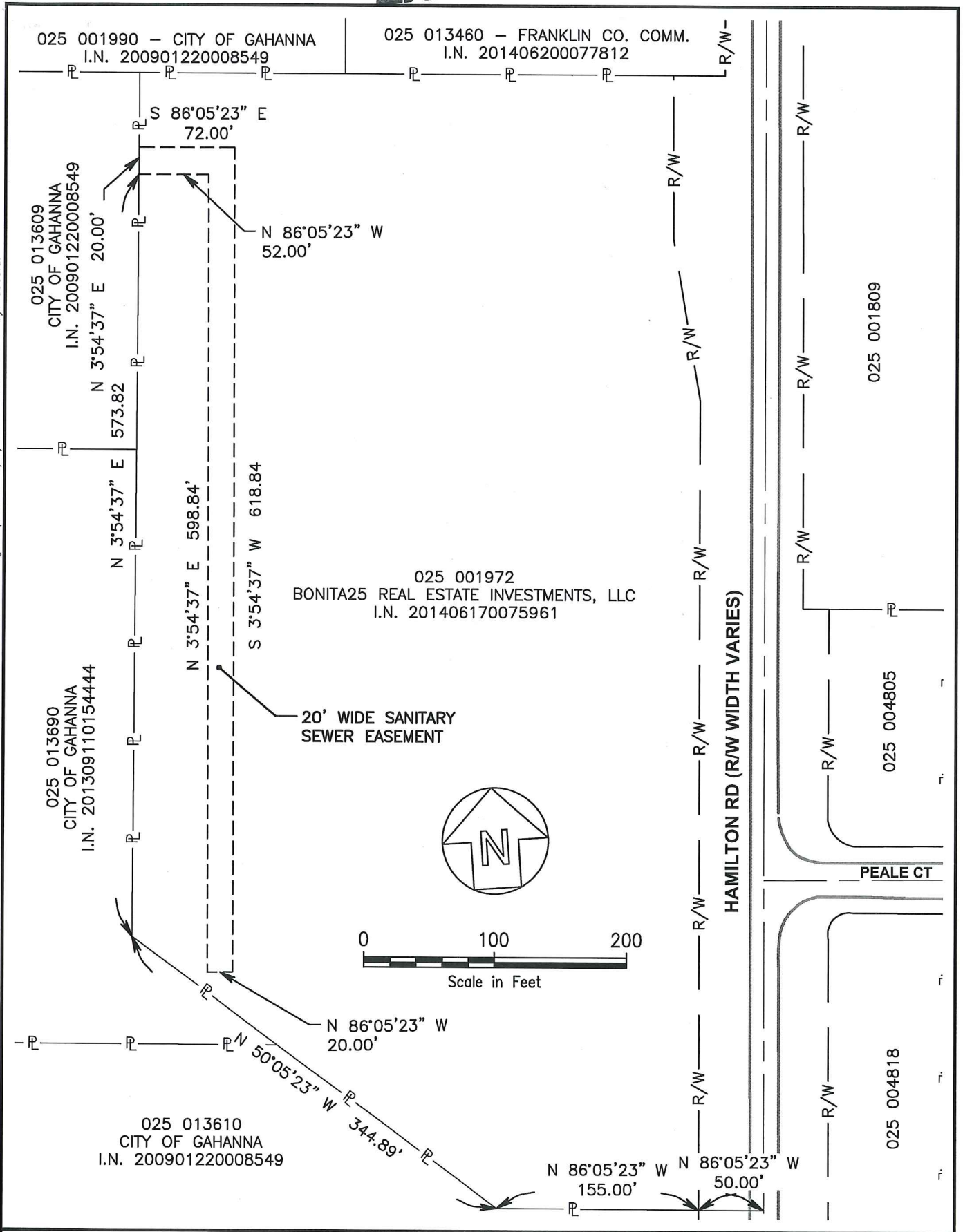
Basis of Bearing is State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio South Zone.

O:\2013\2013149\02 - Hamilton Road Apt\survey\Easement Descriptions\Sanitary Sewer Easement.doc



EXHIBIT A

S:\15_0015_00_RJcobesen\Task09_471nHamiltonRd_Gahanna\Drawings\Dwg-set\571_nHamiltonRdGahanna_SwrEasement.dwg printed: 5/5/2015 11:29 AM by: dseslar



471 N Hamilton Rd. Gahanna, Ohio
Park Crossing Development
SANITARY SEWER EASEMENT EXHIBIT