

TRANSFER  
NOT NECESSARY

JUL 02 2010

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS, That Leon Cohan, Jr., or Patricia Cohan, Trustees or their Successor(s) as Trustees of the Cohan Family Trust, Dated February 26, 2004 in consideration of the sum Three Thousand Three Hundred and Thirty Nine Dollar(s) (\$3,339.00) 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 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 said purpose.

A Temporary Easement is granted for the purpose of constructing a sanitary sewer and appurtenant work as shown on the exhibit.

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, Leon Cohan, Jr., or Patricia Cohan, Trustees or their Successor(s) as Trustees of the Cohan Family Trust, Dated February 26, 2004 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 has good, right and full power to make this grant, have hereunto set their hands this 16<sup>TH</sup> day of FEBRUARY, 2010.

Signed and acknowledged in the presence of:

\_\_\_\_\_  
Witness

By: Leon Cohan, Jr., Trustee  
Leon Cohan, Jr., Trustee

\_\_\_\_\_  
Witness

By: Patricia A. Cohan, TRUSTEE  
Patricia Cohan, Trustee

STATE OF OHIO ) ss:  
COUNTY OF FRANKLIN )

BE IT REMEMBERED, That on this 16<sup>TH</sup> day of FEBRUARY, 2010, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Leon Cohan, Jr., or Patricia Cohan, Trustees or their Successor(s) as Trustees of the Cohan Family Trust, Dated February 26, 2004, who acknowledged the signing of this instrument to be their 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.



TIMOTHY Y. BROWN  
Notary Public, State of Ohio  
My Commission Expires 09-19-10

Timothy Y. Brown  
Notary Public

My Commission Expires 9/19/10

This Instrument Prepared By:  
City of Gahanna, Ohio

201007020083767  
Pg: 4 \$44.00 T20100037001  
07/02/2010 1:03PM MLTY BROW  
Robert G. Montgomery  
Franklin County Recorder

EXHIBIT A



**WE STILSON**  
CONSULTING GROUP

*Pride in the Details. Passion in our People.*

355 E. Campus View Blvd.  
Suite 250  
Columbus, OH 43235  
phone 614.847.4670  
fax 614.847.1648  
email@stilsonconsulting.com

**DESCRIPTION FOR:** Leon Cohan Jr. or Patricia A. Cohan, Tr.

**LOCATION:** 251 Shara Park Place, Gahanna, Ohio 43230

**REASON:** Proposed Sanitary Sewer Easement

Situate in the State of Ohio, County of Franklin, City of Gahanna, and being part of Lot 5 of Zubrod Heights Subdivision, Plat book 27, Page 25B, in the name of Leon Cohan Jr. or Patricia A. Cohan, Trustees, as described in Instrument Number 200403150055537, all records contained herein are on file at the Recorder's Office, Franklin County, Ohio:

Beginning, for a point of reference, at the southwesterly corner of Lot 5, also being the southeasterly corner of Lot 4, in the northerly right-of-way line of Debra Lane (50-foot right-of-way);

Thence easterly a distance of 31.12 feet along the southerly line of said Lot 5, in the northerly right-of-way line of said Debra Lane, and along a curve to the right having a radius of 325.00' feet through a central angle of 05°29'12" in which a chord bears N 86°06'55" E, a distance of 31.11 feet to the *True Place of Beginning* of the herein described sanitary sewer easement;

Thence N 83°16'47" E, a distance of 111.01 feet, through said Lot 5, to a point in the easterly line of said Lot 5, in the westerly right-of-way line of Shara Park Place (50-foot right-of-way);

Thence southwesterly a distance of 33.91 feet along a easterly line of said Lot 5, also being the westerly right-of-way line of said Shara Park Place, and along a curve to the right having a radius of 25.00' feet through a central angle of 77°42'20" in which a chord bears S 55°23'22" W, a distance of 31.37 feet to a point of tangency;

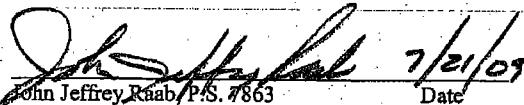
Thence N 85°45'28" W, a distance of 54.07 feet, along a southerly line of said Lot 5, also being the northerly right-of-way line of said Debra Court, to a point of curvature;

Thence westerly a distance of 30.54 feet along a southerly line of said Lot 5, also being the northerly right-of-way line of said Debra Lane, and along a curve to the left having a radius of 325.00' feet through a central angle of 05°23'01" in which a chord bears N 88°26'58" W, a distance of 30.53 feet to the *True Place of Beginning*, containing 0.020 acres more or less, located in Auditor's Parcel Number 025-001855.

Bearings are based on the Ohio State Plane Coordinate System, South Zone and North American Datum of 1983 (1986 Adjustment), as established from holding a bearing of S 85°52'48" E between monuments "FRANK 65" and "FRANK 165".

The above description was prepared for the West Gahanna Sanitary Sewer Improvements, by W.E. Stilson Consulting Group, LLC.

I hereby certify this description was prepared by using measurements taken from an actual field survey conducted under my direct supervision in September, 2007.



John Jeffrey Raab, P.S. 7863

Date



Prepared by: W.E. Stilson Consulting Group, LLC.

Date: June 3, 2009

Job No.: 08540.00

Cohen (025-001855)

W.E. Stilson Consulting Group, LLC is not a successor to and has no relationship with Stilson and Associates, Inc.

## **PROPOSED SANITARY SEWER EASEMENT**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA,  
BEING PART OF LOT 5 OF ZUBROD HEIGHTS SUBDIVISION, PLAT BOOK 27, PAGE  
25B, IN THE NAME OF LEON, JR. DR. PATRICIA A. COHAN, TRUSTEES, AS  
DESCRIBED IN INSTRUMENT NUMBER 20040315005537, RECORDER'S OFFICE,  
FRANKLIN COUNTY, OHIO.

FRANKLIN COUNTY, OHIO

LEON JR. OR PATRICIA A COHN 111  
LOT 5

P.I.D.: 025-001855  
INSTR.#: 200403150055377

A scale bar with markings for 30' and 50'. The bar is divided into six equal segments. The first two segments are shaded black, representing 30 feet. The next two segments are white, and the last two segments are shaded black, representing an additional 30 feet, totaling 50 feet.

REF. PT.

P.O.B.

NBT 1647° 111.01'

NBT 45° 28'W 54.07'

RAD = 25.00'

DELTA = 05 23 01°

LENGTH = 30.54'

CHEARING = N86°26'55" W

CH.DIST. = 30.53'

RAD = 25.00'

DELTA = 33.91°

LENGTH = 33.91'

CHEARING = S85°23'22" W

CH.DIST. = 31.37'

RAD = 325.00

DELTA = 05 20 12°

LENGTH = 51.12

CHEARING = N86°06'55" E

CH.DIST. = 31.1

DEBRA LANE

SHARA

z 50'

DEBRA LANE  
~ 50' R/W ~

SHARA PARK PLACE

~ 50' R/W

**CERTIFICATION**

I HEREBY CERTIFY THIS PLAT WAS MADE BY USING FIELD MEASUREMENTS OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION SEPTEMBER, 2017.

JOB # 083910.00  
DRAWN BY: J PAYNE  
DATE: JUNE 3, 2009  
APPROVED BY: JUR

PROJECT	WEST GAHANNA SANITARY SEWER
CLIENT	CITY OF GAHANNA

**W.E. STILSON**  
CONSULTING GROUP

**Pride in the Details. Passion in our People.**