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TRANSFER
NOT NECESSARY

MAR 09 2021

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO



Eas. OH206988

Easement & Right of Way

BOUNDLESS ENERGY™

CITY OF GAHANNA, an Ohio Municipal Corporation, "Grantor", in consideration of \$1.00, the easement terms, and other good and valuable consideration from Ohio Power Company, an Ohio corporation and a unit of American Electric Power, 700 Morrison Road, Gahanna, OH 43230, "Grantee", the receipt and sufficiency of which is acknowledged, grants and conveys with general warranty covenants to Grantee, its successors, assigns, lessees, licensees and tenants, a right of way and easement, "Easement" for electric and other current/future energy or communication purposes underground, in, on, through and across the following described lands situated in the County of Franklin, State of Ohio, Township of Mifflin. Being part of Lot Number Seven (7) of JOHN F. CONROY HEIRS' SUBDIVISION, as numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 19, page 34, Recorder's Office, Franklin County, Ohio and further described in Instrument Number 19546G12 and Instrument Number 19601D09 of the Franklin County Recorder's Office (Parcel # 025-004341-00).

Said lines and facilities shall be constructed within a certain strip of land ten (10) feet in width, the centerline being the facilities as installed. The approximate location of said easement is depicted on Exhibit A, attached hereto and incorporated herein.

This Easement conveys all necessary and convenient rights for the Easement's use, including, without limitation, the rights to: construct, operate, maintain, inspect, protect, repair, replace, enlarge, upgrade, extend or remove utility facilities and relocate within the Easement, all necessary and convenient facilities which include but are not limited to: conductors, conduits, enclosures, grounding systems, foundations, manholes, and associated equipment, adding thereto from time to time; perform grading or filling for such facilities; cut, trim, remove and/or otherwise control, with herbicides or by other means, at Grantee's option (without any liability to Grantor), any trees, limbs or branches, brush, shrubs, undergrowth, of whatever size, buildings, structures, pavement, or other obstructions that in Grantee's reasonable judgment endanger or interfere with the safety or use of its facilities, both within and adjoining the Easement. Within the Easement, Grantor shall not: place any structures, piles or debris, change the level of the ground by excavation or mounding without Grantee's written consent, allow any construction that would be inconsistent with the National Electric Safety Code or Grantee's design standards, nor permit or cause any excavation, except for other utilities, provided such utilities rights do not conflict with this

Easement. This Easement also conveys the right of ingress and egress in and over any reasonable routes at all times. If any governmental authority requires Grantee to relocate the facilities contemplated by this grant, this Easement conveys the right to relocate such facilities to a comparable location of Grantee's choosing, without the need for a new easement.

Grantor may use its property for all purposes not inconsistent with the full enjoyment of the Easement, but Grantor acknowledges high voltage electric lines will be constructed within the Easement and Grantor shall use its property in a manner consistent with all applicable safety rules and regulations for working near electric lines. Safety/required clearance issues may be referred to Grantee's Engineering Group. Grantee shall restore the premises or pay reasonable damages done to fences, drains, seeded lawns (not landscaping), gates, ditches and crops caused by Grantee's use of the Easement. Grantor has authority to grant this Easement. No delay or omission by Grantee in exercising any right hereunder shall operate as a waiver or forfeiture of such right. This Easement grant is effective and binding upon the parties, their successors, assigns, lessees, licensees, heirs and legal representatives, and if any term hereunder is held invalid, the remainder shall not be affected thereby.

WITNESS, Grantor signed this Easement on the 22nd day of May, 2020.

CITY OF GAHANNA,
an Ohio Municipal Corporation

By: Laurie A. Jadwin
Print Name: LAURIE A. JADWIN
Title: Mayor

STATE OF Ohio }
COUNTY OF Franklin }

The foregoing instrument was acknowledged before me this 22nd day of May, 2020,
by Laurie A. Jadwin (Name), Mayor (Title of Officer)
of CITY OF GAHANNA, an Ohio Municipal Corporation.



PAMELA L. RIPLEY
Notary Public, State of Ohio
My Commission Expires
7-1-2021

Pamela L. Ripley
Notary Public
My Commission Expires 7-1-2021

OH2006988

Easement prepared by Ohio Power Company MIW

Address: 220 Olde Ridenour Road, Gahanna, OH 43230

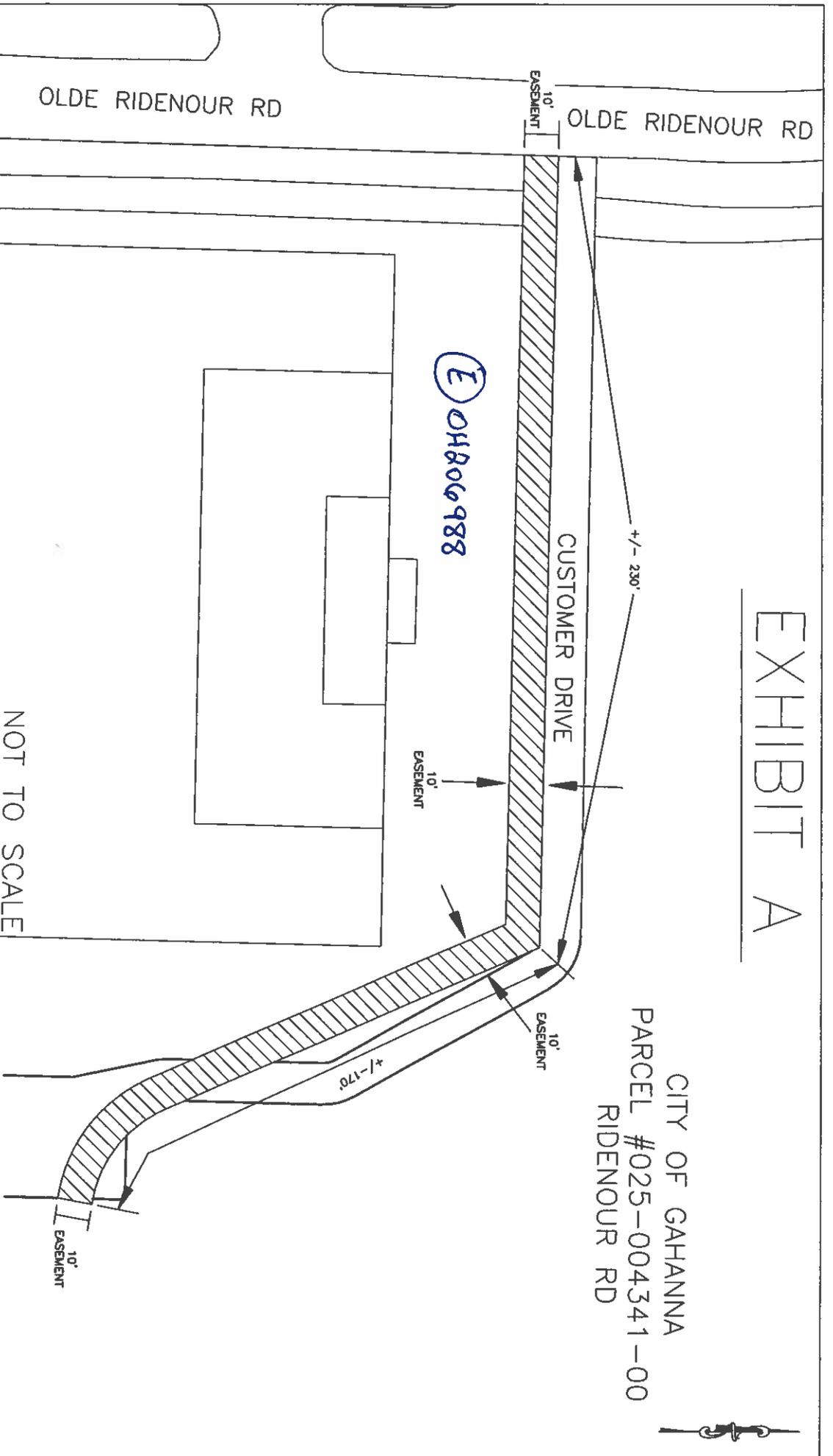
Dwg. No. 74503997

W003156801

CALL BEFORE YOU DIG !!!

EXHIBIT A

CITY OF GAHANNA
 PARCEL #025-004341-00
 RIDENOUR RD



NOT TO SCALE



AEP
OHIO

OHIO POWER COMPANY

DRAWN BY: T. MITCHELL	PAGE # 1 OF 1
COUNTY: FRANKLIN	WR# 74503997
CITY/TWP: MIFFLIN	DATE: 9/10/2019
STATE: OHIO	SCALE: NTS

DO NOT DETACH



Instrument Number: 202103110044307
Recorded Date: 03/11/2021 9:40:10 AM



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

Return To (Mail Envelope):
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Transaction Number: T20210031013
Document Type: EASEMENT
Document Page Count: 3

Submitted By (Mail):
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First Grantor:
GAHANNA CITY OF

First Grantee:
OHIO POWER CO

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$8.00
Total Fees:	\$42.00
Amount Paid:	\$42.00
Amount Due:	\$0.00

Instrument Number: 202103110044307
Recorded Date: 03/11/2021 9:40:10 AM

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