

**DEED OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, That **Brookewood Construction Co. Inc.** an Ohio corporation in consideration of the sum of Ten Dollar(s) (\$10 ) 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, a 0.039 acre Access/ Utility Easement as shown on Exhibits "A" and "B" , over and through the following described real estate attached hereto and made a part hereof:

On parcel with Tax ID: 025-013686

SEE ATTACHED EXHIBITS "A AND B"

The Access/ Utility 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.

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, Doug Maddy 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 \_\_\_\_\_ day of SEPTEMBER 17, 2014

Signed \_\_\_\_\_  
Douglas E. Maddy  
By its \_\_\_\_\_  


STATE OF OHIO )ss:  
COUNTY OF FRANKLIN )

BE IT REMEMBERED, That on this 17 day of SEPTEMBER, 2014, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Doug Maddy, 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.



SANDRA A. MADDY WEBER  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 4/11/18

Sandra A. Maddy Weber  
Notary Public  
My Commission Expires 4-11-18

This instrument Prepared By:  
City of Gahanna

# EXHIBIT A

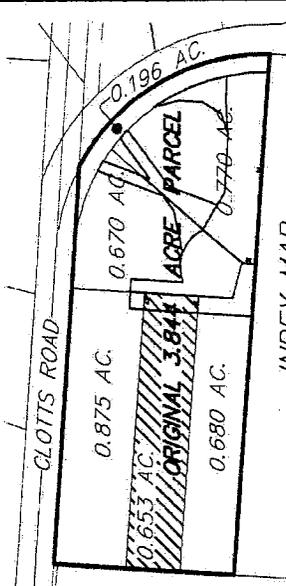
## EXHIBIT of A 0.039 ACRE ACCESS/UTILITY EASEMENT

Situated in the State of Ohio,  
County of Franklin, City of Gahanna,  
being part of Lot 3, Quarter Township 2,  
Township 1, Range 16, United States Military Lands,  
and being part of a 0.653 acre parcel of land  
conveyed to Brookwood Construction Co., Inc.  
of record in Instrument Number 201305300089450

R/W CLOTTIS ROAD

NORTHWEST CORNER  
3.844 ACRE PARCEL

INDEX MAP  
Scale 1"=250'



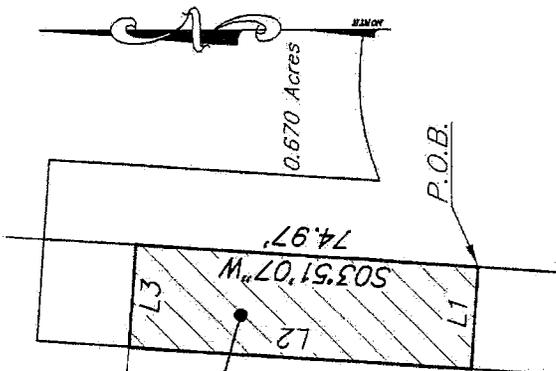
0.875 Acres

0.653 Acres

0.680 Acres

Peat, David A. &  
Goodman, Robert E.  
1.132 Acres  
Instr. 200903240040377  
PID. 025-001983

ACCESS/UTILITY  
EASEMENT  
0.039 ACRES

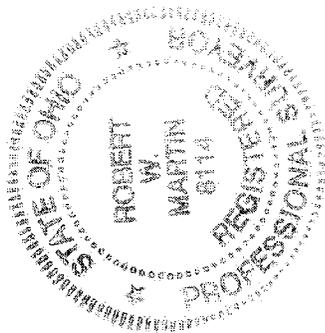


Line #	Direction	Length
L1	N86°08'53\"W	22.50
L2	N03°51'07\"E	74.97
L3	S86°08'53\"E	22.50

GRAPHIC SCALE



1 inch = 40 ft.



### BASIS OF BEARINGS

For the purpose of this description a bearing of North 86°08'53\"  
West was held on the south line of said 0.653 acre parcel as  
shown in Instrument Number 201305300089450. This description  
and exhibit is based on documents of record. No actual field  
survey was performed.

Z:\CLOTTIS ROAD 2012\CLOTTIS 2014 EASEMENTS\CLOTTIS RD LOTS 1-4-5 EASEMENTS 2014.DWG -- 0 XREFS: -- PLOTTED BY BO -- April 29, 2014 -- 9:33 AM

PREPARED BY:

**WATSON**  
WATSON

CONSULTING ENGINEERS & SURVEYORS  
85 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

Robert W. Martin 4-29-14  
Date

Professional Surveyor No. 8114

DRAWN BY RWM  
CHECKED BY TLC  
SCALE 1" = 40'

# EXHIBIT B

## Description of a 0.039 acre Access and Utility Easement

Situate in the State of Ohio, County of Franklin, City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.653 acre parcel of land conveyed to Brookewood Construction Co. Inc. of record in Instrument Number 201305300089450, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.039 acre Access and Utility Easement, being more fully described herein;

Beginning at the southeast corner of said 0.653 acre parcel;

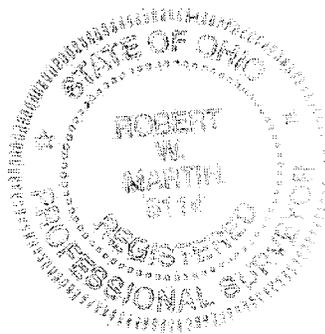
Thence North  $86^{\circ}08'53''$  West with the south line of said 0.653 acre parcel, a distance of 22.50 feet to a point;

Thence North  $03^{\circ}51'07''$  East across said 0.653 acre parcel, a distance of 74.97 feet to a point on the north line of said 0.653 acre parcel;

Thence South  $86^{\circ}08'53''$  East with the north line of said 0.653 acre parcel, a distance of 22.50 feet to the northeast corner of said 0.653 acre parcel;

Thence South  $03^{\circ}51'07''$  West, a distance of 74.97 feet to the True Point of Beginning of this Access and Utility Easement, containing 0.039 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of North  $86^{\circ}08'53''$  West was held on the south line of said 0.770 acre parcel as shown in Instrument Number 201305300089450. This description and exhibit is based on documents of record. No actual field survey was performed.



Robert W. Martin 4-29-14  
Robert W. Martin Date  
Professional Surveyor No. 8114