
 Instrument Number: 201609290131697 Recorded Date: 09/29/2016 9:22:34 AM	
 Terry J. Brown Franklin County Recorder 373 South High Street, 18 th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov FranklinCountyRecorderTerryBrown @RecorderBrown	
Transaction Number: T20160062100 Document Type: EASEMENT Document Page Count: 4	
Submitted By (Walk-In): STEWART TITLE AGENCY OF COLS LTD <div style="text-align: right;">Walk-In</div>	Return To (Box): STEWART TITLE BOX <div style="text-align: right;">Box</div>
First Grantor: NEW ALBANY CO 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: 201609290131697 Recorded Date: 09/29/2016 9:22:34 AM

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* TRANSFER
NOT NECESSARY
SEP 29 2016
CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OH

1
2 3

CONVEYANCE TAX
EXEMPT
P *cmf*
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

DEED OF SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **THE NEW ALBANY COMPANY LLC** ("NACO"), a Delaware limited liability company, which is the successor in interest to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP with respect to portions of the real property described below, in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable consideration to it paid by the **CITY OF GAHANNA, OHIO**, a municipal corporation ("City"), the receipt of which is hereby acknowledged, does hereby grant and release to said City and its successors and assigns forever, a utility easement ("Easement") over and through the real estate (the "Easement Area") that is described and shown on Exhibits "A & B" attached hereto and made a part hereof.

The real estate that is burdened by the Easement Area is known on the date that this instrument is executed as portions of Franklin County Auditor's Parcel Numbers 025-011226, 025-011234, 025-011235, 025-011236, 025-011237, and 025-011239. NACO obtained ownership of these burdened parcels by and through the following instruments which are of record with the Office of the Recorder of Franklin County, Ohio: Instrument Numbers 199707110045404, 199707110045399, 199811120289607, 201009170121641, and 201009170121642.

The Easement is granted for the purpose of constructing, using and maintaining all public utilities relating to sanitary sewer service 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. All public utility infrastructure within the Easement Area shall be installed underground to the extent that it is customary within the City. The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the use of the Easement Area provided such use is compliant with the City's zoning and other applicable property ordinances and regulations.
2. The owner of the relevant portion of real property that is burdened by the Easement will submit plans for any installation within the Easement that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work to be performed within the Easement Area.
4. The utilities subject to the Easement shall be kept in good order and condition by the City.
5. During whatever construction, reconstruction, maintenance, or repair work that is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the Easement Area and surrounding real property as may be disturbed, will at the expense of the City be substantially replaced in the same condition as it was prior to such disturbance.
6. The City will hold harmless NACO from any loss, damage, injury or liability resulting from the City's negligence in connection with any work involved in constructing, maintaining or caring for the utilities.
7. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the relevant landowner makes an application for a service connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.
8. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this

CAIS REE JR
1 of 2

Easement had not been executed and/or as if any rights granted by this Easement had not been exercised.

TO HAVE AND TO HOLD said premises unto said grantee, namely the City and its successors and assigns, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, NACO hereby covenants with the City that it is the lawful owner of the Easement Area, that it is lawfully seized of the same in fee simple and has good, right and full power to make this grant, has hereunto set its hand this 28th day of September, 2016.

THE NEW ALBANY COMPANY LLC

By: [Signature]
Print Name/Title: BRENT B. BRADBURY, TREASURER

STATE OF OHIO)ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this 28th day of September, 2016, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Brent B. Bradbury, the Treasurer of The New Albany Company LLC, a Delaware limited liability company, who acknowledged the signing of this instrument to be his voluntary act and deed on behalf of the company 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.

[Signature]
Notary Public

This Instrument Prepared By:
City of Gahanna



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Expires 10/6/17
Section 147.65 R.C.



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Expires 10/6/17
Section 147.65 R.C.

Exhibit A
Sanitary Easement Description - 0.439 Acre
South of Morse Road
North of Johnstown Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military District and being part of that a 2.140 acre tract of record in Instrument Number 199811120289607, 0.762 acre tract of record in Instrument Number 199811120289607, 0.756 acre tract of record in Instrument Number 199707110045404 and Instrument Number 199811120289607, 0.802 acre tract of record in Instrument Number 199707110045399 and Instrument Number 199811120289607, and 4.203 acre tract of record in Instrument Number 201009170121641 and Instrument Number 201009170121642 as conveyed to The New Albany Company LLC and recorded in the Deed Records of Franklin County, Ohio and more particularly described as follows:

Beginning, for Reference, at an iron pin found at the northwest corner of said 0.756 acre tract;

Thence, across said 0.762 acre tract, **S 63° 54' 32" W, 99.24 feet to the True Point of Beginning;**

Thence, across said 0.762 acre tract, said 0.756 acre tract, and said 0.802 acre tract, **S 86° 49' 33" E, 275.83 feet to a point;**

Thence, across said 0.802 acre tract and said 4.203 acre tract, **N 11° 55' 53" E, 49.03 feet to a point in the southerly right of way of Morse Road;**

Thence, along said southerly right of way, **S 86° 56' 36" E, 25.30 feet to a point;**

Thence, across said 4.203 acre tract, **S 11° 55' 53" W, 74.38 feet to a point;**

Thence, across said 4.203 acre tract, said 0.802 acre tract, said 0.756 acre tract, and said 0.762 acre tract, **N 86° 49' 33" W, 287.51 feet to a point;**

Thence, across said 0.762 acre tract and said 2.140 acre tract, **S 50° 31' 00" W, 72.71 feet to a point;**

Thence, across said 2.140 acre tract the following two (2) courses and distances;

S 03° 10' 27" W, 181.21 feet;

N 86° 49' 33" W, 169.34 feet to the west line of said 2.140 acre tract;

Thence, with the west line of said 2.140 acre tract, **N 03° 02' 00" E, 25.00 feet to a point;**

Thence, across said 2.140 acre tract the following two (2) courses and distances;

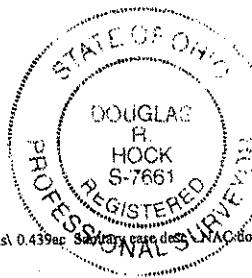
S 86° 49' 33" E, 144.41 feet;

N 03° 10' 27" E, 167.17 feet;

Thence, across said 2.140 acre tract and 0.762 acre tract **N 50° 31' 00" E, 93.43 feet to the True Point of Beginning.** Containing **0.439 acres**, more or less. The above description was prepared by Douglas R. Hock, P.S. L-4618 on June 26, 2015.

The bearings shown hereon are based on the Ohio State Plane Coordinate System per NAD83 (NSRS 2007).

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise.



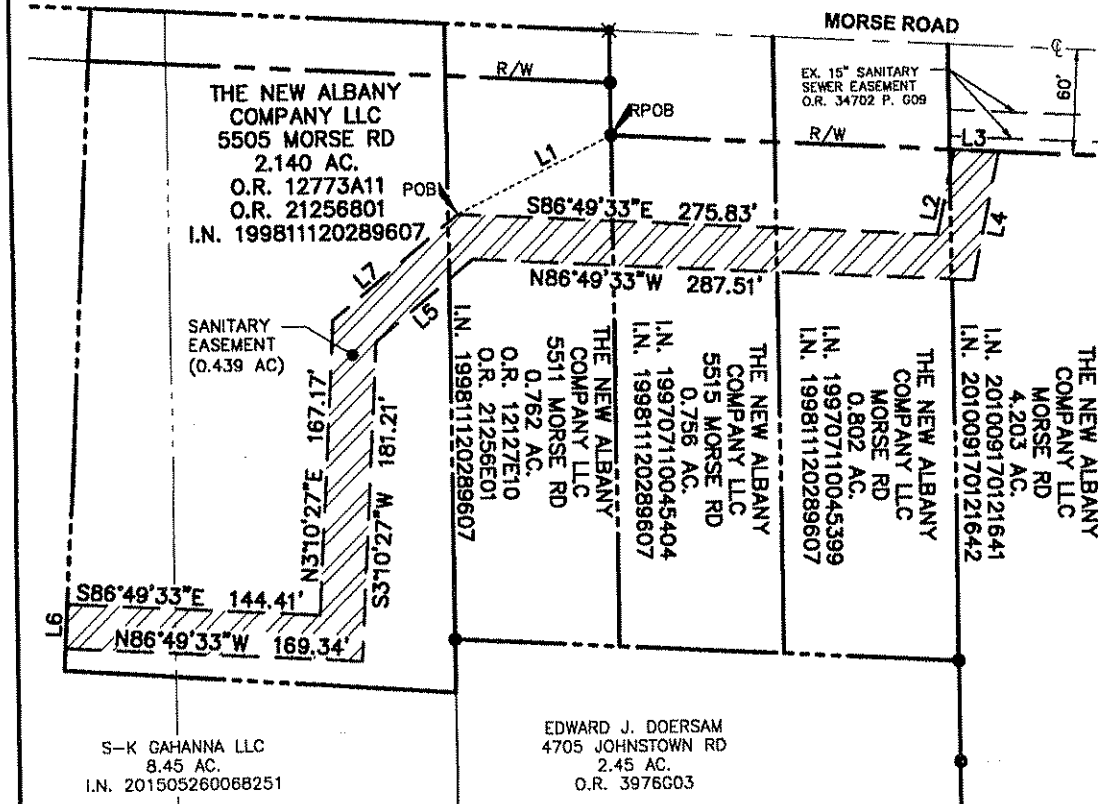
ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock
 Douglas R. Hock, P.S. 7661

9/27/16
 Date:

EXHIBIT "B"

City of Gahanna, Franklin County, Ohio
 Quarter Township 2, Township 1, Range 16,
 United States Military District



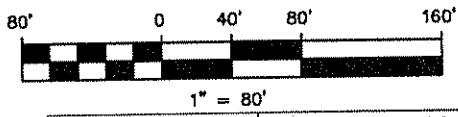
LINE TABLE		
LINE	LENGTH	BEARING
L1	99.24'	S63°54'32"W
L2	49.03'	N11°55'53"E
L3	25.30'	S86°56'36"E
L4	74.38'	S11°55'53"W
L5	72.71'	S50°31'00"W
L6	25.00'	N03°02'00"E
L7	93.43'	N50°31'00"E

S-K GAHANNA LLC
 8.45 AC.
 I.N. 201505260068251

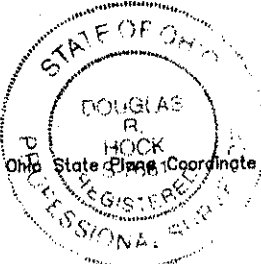
EDWARD J. DOERSAM
 4705 JOHNSTOWN RD
 2.45 AC.
 O.R. 3976G03



- LEGEND**
- Iron Pin Found
 - Iron Pipe Found
 - ✕ PK Nail Found



Bearings are based on the Ohio State Plane Coordinate System per NAD83(1986).



Douglas R. Hock
 Douglas R. Hock
 Professional Surveyor No. 7661

DRAWN BY: JRR JOB NO.: 14-0006-565
 DATE: 06/25/2015 CHECKED BY: DRH

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Bescher Road
 Gahanna, Ohio 43230
 ph 614.428.7700
 fax 614.428.7755



Instrument Number: 201610060135871
 Recorded Date: 10/06/2016 9:58:06 AM



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

FranklinCountyRecorderTerryBrown @RecorderBrown

Transaction Number: T20160064116
 Document Type: RR EASEMENT
 Document Page Count: 6

Submitted By (Walk-In):
 STEWART TITLE AGENCY OF COLS LTD

Walk-In

Return To (Box):
 STEWART TITLE AGENCY OF COLS LTD

Box

First Grantor:
 NEW ALBANY CO LLC

First Grantee:
 GAHANNA CITY OF

Fees:
 Document Recording Fee: \$28.00
 Additional Pages Fee: \$32.00
 Marginal Reference Fee: \$4.00
Total Fees: \$64.00
Amount Paid: \$64.00
Amount Due: \$0.00



Instrument Number: 201610060135871
 Recorded Date: 10/06/2016 9:58:06 AM

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 Terry J. Brown Franklin County Recorder 373 South High Street, 18 th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov FranklinCountyRecorderTerryBrown @RecorderBrown	
Transaction Number: T20160062100 Document Type: EASEMENT Document Page Count: 5	
Submitted By (Walk-In): STEWART TITLE AGENCY OF COLS LTD <div style="text-align: right;">Walk-In</div>	Return To (Box): STEWART TITLE BOX <div style="text-align: right;">Box</div>
First Grantor: NEW ALBANY CO LLC	First Grantee: GAHANNA CITY OF
Fees: Document Recording Fee: \$28.00 Additional Pages Fee: \$24.00 Total Fees: \$52.00 Amount Paid: \$52.00 Amount Due: \$0.00	Instrument Number: 201609290131698 Recorded Date: 09/29/2016 9:22:35 AM

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TRANSFER
NOT NECESSARY

SEP 29 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
P cmf
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

TRANSFER
NOT NECESSARY

OCT 06 2016

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
P cmf
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

DEED OF WATER LINE EASEMENT

**re-record to replace incorrect Exhibit A*

KNOW ALL MEN BY THESE PRESENTS, that THE NEW ALBANY COMPANY LLC ("NACO"), a Delaware limited liability company, which is the successor in interest to THE NEW ALBANY COMPANY LIMITED PARTNERSHIP with respect to portions of the real property described below, in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable consideration to it paid by the CITY OF GAHANNA, OHIO, a municipal corporation ("City"), the receipt of which is hereby acknowledged, does hereby grant and release to said City and its successors and assigns forever, a utility easement ("Easement") over and through the real estate (the "Easement Area") that is described and shown on Exhibits "A & B" attached hereto and made a part hereof.

The real estate that is burdened by the Easement Area is known on the date that this instrument is executed as portions of Franklin County Auditor's Parcel Numbers 025-011226, 025-011234, 025-011235, 025-011236, 025-011237, 025-011239 and 025-011243. NACO obtained ownership of these burdened parcels by and through the following instruments which are of record with the Office of the Recorder of Franklin County, Ohio: Instrument Numbers 199707110045404, 199707110045399, 199811120289607, 201009170121641, and 201009170121642.

The Easement is granted for the purpose of constructing, using and maintaining all public utilities relating to water service 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. All public utility infrastructure within the Easement Area shall be installed underground to the extent that it is customary within the City. The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the use of the Easement Area provided such use is compliant with the City's zoning and other applicable property ordinances and regulations.
2. The owner of the relevant portion of real property that is burdened by the Easement will submit plans for any installation within the Easement that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work to be performed within the Easement Area.
4. The utilities subject to the Easement shall be kept in good order and condition by the City.
5. During whatever construction, reconstruction, maintenance, or repair work that is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the Easement Area and surrounding real property as may be disturbed, will at the expense of the City be substantially replaced in the same condition as it was prior to such disturbance.
6. The City will hold harmless NACO from any loss, damage, injury or liability resulting from the City's negligence in connection with any work involved in constructing, maintaining or caring for the utilities.
7. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the relevant landowner makes an application for a service connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.
8. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this

Cds Rec JR
2016
Stewart Title Agency
of Columbus Box

Easement had not been executed and/or as if any rights granted by this Easement had not been exercised.

TO HAVE AND TO HOLD said premises unto said grantee, namely the City and its successors and assigns, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, NACO hereby covenants with the City that it is the lawful owner of the Easement Area, that it is lawfully seized of the same in fee simple and has good, right and full power to make this grant, has hereunto set its hand this 28th day of September, 2016.

THE NEW ALBANY COMPANY LLC

By: Brent B. Bradbury

Print Name/Title: BRENT B. BRADBURY, TREASURER

STATE OF OHIO)ss:
COUNTY OF FRANKLIN)

BE IT REMEMBERED, that on this 28th day of September, 2016, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Brent B. Bradbury, the Treasurer of The New Albany Company LLC, a Delaware limited liability company, who acknowledged the signing of this instrument to be his voluntary act and deed on behalf of the company 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.

Abon L. Underhill
Notary Public

This Instrument Prepared By:
City of Gahanna



ABON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Expires 10/31/2018
Section 147.05 R.C.

Exhibit A
Waterline Easement Description - 0.373 Acre
South of Morse Road
North of Johnstown Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military District and being part of that a 2.140 acre tract of record in Instrument Number 199811120289607, 0.762 acre tract of record in Instrument Number 199811120289607, 0.756 acre tract of record in Instrument Number 199707110045404 and Instrument Number 199811120289607, 0.802 acre tract of record in Instrument Number 199707110045399 and Instrument Number 199811120289607, 4.203 acre tract of record in Instrument Number 201009170121641 and Instrument Number 201009170121642 and 0.899 acre tract of record in Instrument Number 201009130118617 as conveyed to The New Albany Company LLC and recorded in the Deed Records of Franklin County, Ohio and more particularly described as follows:

Beginning, at an iron pin found at the northwest corner of an original 2.45 acre tract conveyed to Edward J. Doersam recorded in Official Record 3976 G3, and also being the southwest corner of said 0.762 acre tract;

Thence, with the westerly line of said 0.762 acre tract, **N 00° 12' 03" W, 5.51 feet** to a point;

Thence, across said 2.140 acre tract, **N 86° 49' 33" W, a distance of 221.44 feet** to a point in the westerly line of said 2.140 acre tract;

Thence, with the westerly line of said 2.140 acre tract, **N 03° 02' 00" E, a distance of 15.00 feet** to a point;

Thence, across said 2.140 acre tract, said 0.762 acre tract, said 0.756 acre tract, said 0.802 acre tract, and said 4.203 acre tract, **S 86° 49' 33" E, a distance of 524.82 feet** to a point;

Thence, across said 4.203 acre tract and said 0.899 acre tract the following five (5) courses and distances;

S 00° 12' 03" E, 70.25 feet to a point;

S 30° 12' 35" E, 289.23 feet to a point;

S 80° 00' 02" E, 25.24 feet to a point;

N 57° 40' 26" E, 43.24 feet to a point;

S 81° 26' 17" E, 26.85 feet to a point in the northern line of a 0.143 acre tract conveyed to the Franklin County Commissioners recorded in Instrument Number 200608030153011, also being the right-of-way for Johnstown Road;

Thence, with a curve to the right, along said northern right-of-way of Johnstown Road, having a central angle of **01° 07' 23"** and a radius of **3,384.62 feet**, with an arc length of **66.35 feet**, a chord bearing and a chord distance of **S 57° 32' 17" W, 66.35 feet** to a point;

Thence, across said 4.203 acre tract and said 0.899 acre tract the following two (2) courses and distances;

N 80° 00' 02" W, 42.07 feet to a point;

N 30° 12' 35" W, a distance of 300.21 feet to a point in the westerly line of said 4.203 acre tract;

Thence, with the westerly line of said 4.203 acre tract, **N 00° 12' 03" W**, a distance of **54.62 feet** to an iron pin found in said westerly line and also being the northeast corner of the Doersam tract;

Thence, with the northerly line of said 2.45 acre Doersam tract, **N 86° 49' 33" W**, a distance of **289.20 feet** to the **True Point of Beginning**. Containing **0.373 acres**, more or less. The above description was prepared by Douglas R. Hock, P.S. L-4618 on October 3, 2016.

The bearings shown hereon are based on the Ohio State Plane Coordinate System per NAD83 (NSRS 2007).

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock 10/4/16

Douglas R. Hock, P.S. 7661

Date:

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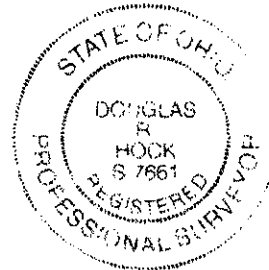
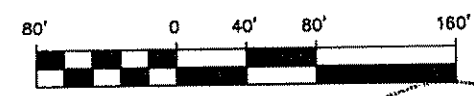
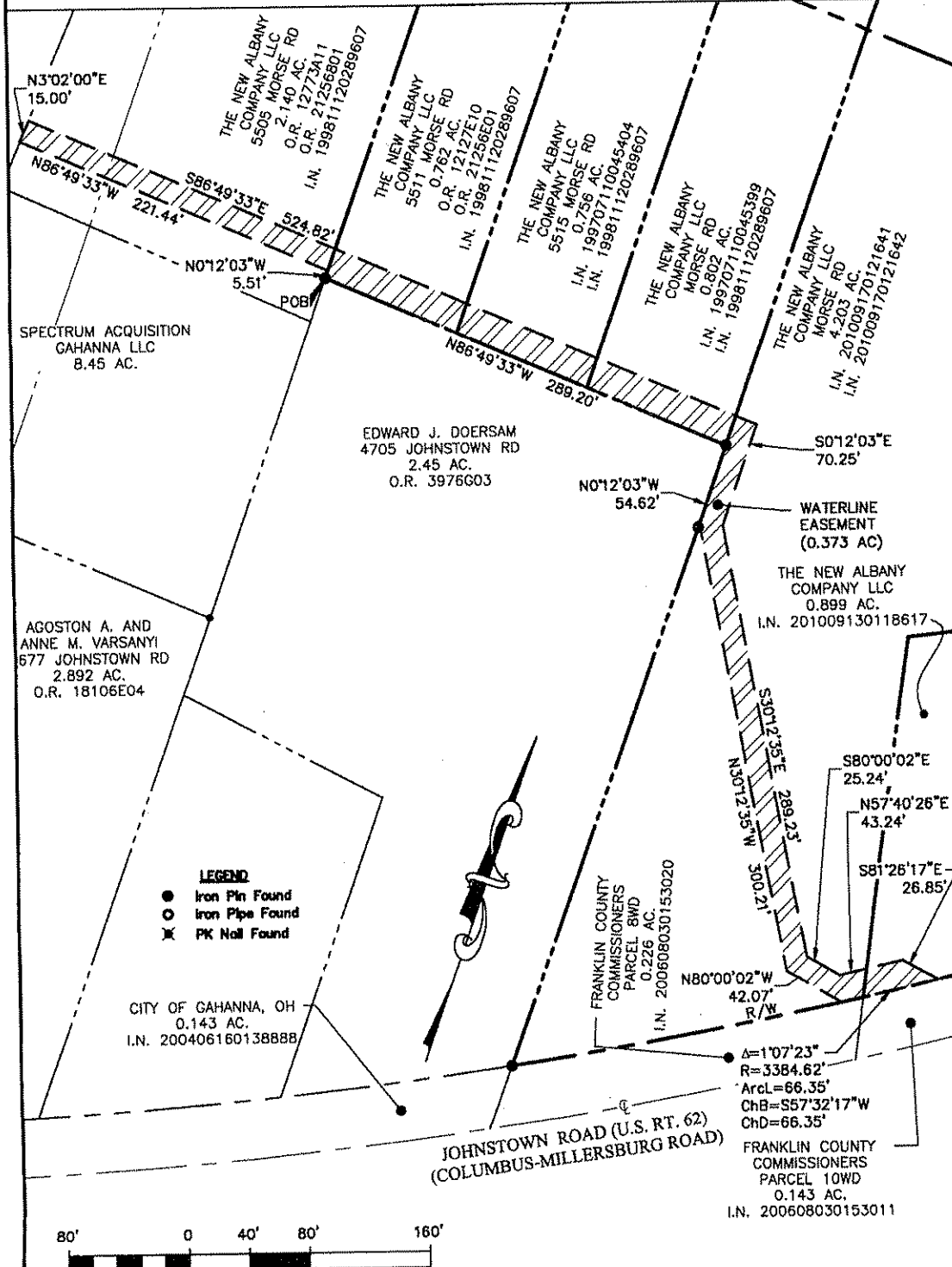
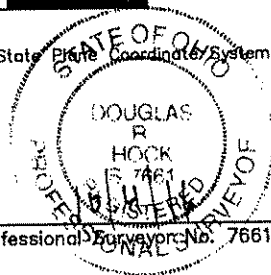


Exhibit A

City of Gahanna, Franklin County, Ohio
Quarter Township 2, Township 1, Range 16,
United States Military District



Bearings are based on the Ohio State Plane Coordinate System per NAD83(1986).



Douglas R. Hock Professional Surveyor No. 7661

DRAWN BY: JRR	JOB NO.: 14-0006-565
DATE: 10/03/2016	CHECKED BY: DRH



422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



Instrument Number: 201704120049167
Recorded Date: 04/12/2017 8:41:49 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:
 S-K GAHANNA 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

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Recorded Date: 04/12/2017 8:41:49 AM

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

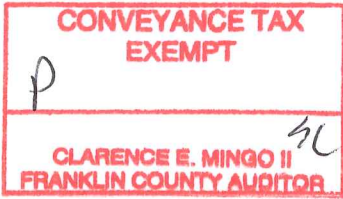
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

4.
34

TRANSFER
NOT NECESSARY

APR 12 2017

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO



DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That S-K Gahanna, LLC, a Colorado Limited liability Corporation ("Grantor"), in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable considerations to it paid by the City of Gahanna, Ohio, a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant and release to said City of Gahanna, Ohio (the "City"), its successors and assigns, forever, a non-exclusive Sanitary Easement over and through the following described real estate and shown on Exhibits A & B attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS A & B

The 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. The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the landowner's use of the property provided such use is compliant with the City's zoning and/or other applicable property ordinances and regulations.
2. The landowner will submit plans for any installation within the Easement that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work on the utilities.
4. That the utilities subject to the Easement shall be kept in good order and condition by the City of Gahanna.
5. That during whatever construction, reconstruction, maintenance, or repair work is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the property as may be disturbed, will at the expense of the City be substantially replaced in the same condition as it was prior to such disturbance.
6. The City will hold harmless VRG II from any loss, damage, injury or liability resulting from the City's negligence and intentional misconduct in connection with any work involved in constructing, maintaining or caring for the utilities.
7. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the landowner makes an application for a service connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.
8. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this Easement had not been executed and/or as if any rights granted by this Easement had not been exercised.

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. *Gahanna Title By*

IN WITNESS WHEREOF, Grantor hereby covenants with the Grantee that it is the lawful owner of the above described real estate, that it is lawfully seized of the same in fee simple and has good, right and full power to make this grant subject to all easement, covenants, conditions, and restrictions of record, has hereunto set its hand this 9 day of September, 2015.

S-K GAHANNA, LLC,
a Colorado limited liability company

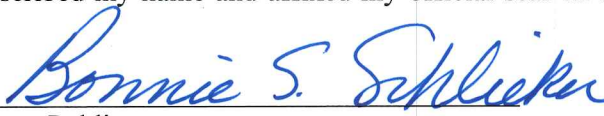
By: _____


Jeffrey D. Kraus, Manager

STATE OF COLORADO)ss:
CITY AND COUNTY OF DENVER)

BE IT REMEMBERED, That on this 9th day of September, 2015, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Jeffrey D. Kraus, Manager, who acknowledged the signing of this instrument to be its 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.



Notary Public
My Commission Expires: 11/13/2018

This Instrument Prepared By:
City of Gahanna

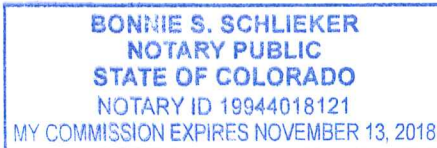


Exhibit A
Sanitary Easement Description - 0.288 Acre
South of Morse Road
North of Johnstown Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military District and being part of that 8.45 acre tract conveyed to S-K Gahanna LLC of record in Instrument Number 201505260068251 and described as follows:

Beginning, for Reference, at the centerline of Morse Road and also being the northeast corner of said 8.45 acre tract;

Thence, along east line of said 8.45 acre tract, **S 03° 02' 00" W, 339.00 feet** to the **True Point of Beginning**;

Thence, along east line of said 8.45 acre tract, **S 03° 02' 00" W, 25.00 feet** to a point;

Thence, across said 8.45 acre tract the following courses and distances;

N 86° 49' 33" W, 11.16 feet to a point;

S 03° 10' 27" W, 220.60 feet to a point on the southern line of said 8.45 acre tract;

Thence, along the southern line of said 8.45 acre tract, **N 86° 45' 16" W, 25.00 feet** to a point;

Thence, across said 8.45 acre tract the following courses and distances;

N 03° 10' 27" E, 46.04 feet to a point;

N 89° 48' 02" W, 163.11 feet to a point;

N 54° 32' 28" W, 188.59 feet to a point;

N 35° 27' 32" E, 25.00 feet to a point;

S 54° 32' 28" E, 80.64 feet to a point;

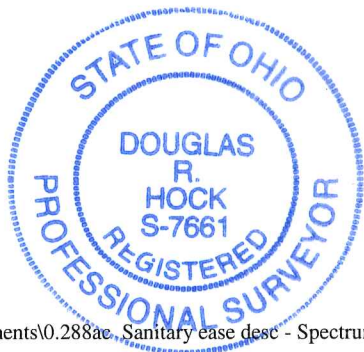
S 89° 48' 02" E, 156.47 feet to a point;

N 03° 10' 27" E, 174.49 feet to a point;

Thence, **S 86° 49' 33" E, 36.10 feet**, to the **True Point of Beginning**. Containing **0.288 acres**, more or less. The above description was prepared by Douglas R. Hock, P.S. L-4618 on July 6, 2015.

The bearings shown hereon are based on the Ohio State Plane Coordinate System per NAD83 (NSRS 2007).

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise.



ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661


Date:

~~Exhibit A~~

EXHIBIT B

City of Gahanna, Franklin County, Ohio
Quarter Township 2, Township 1, Range 16,
United States Military District

MORSE ROAD

R/W

RPOB

ROLLIN E. MORGAN AND
MONICA MORGAN WHITEHEAD
MORSE RD
14.000 AC.
I.N. 200201080006868

THE NEW ALBANY
COMPANY LLC
5505 MORSE RD
2.140 AC.
O.R. 12773A11
O.R. 21256801
I.N. 199811120289607

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	S03°02'00"W
L2	11.16'	N86°49'33"W
L3	25.00'	N86°45'16"W
L4	46.04'	N03°10'27"E
L5	25.00'	N35°27'32"E
L6	36.10'	S86°49'33"E

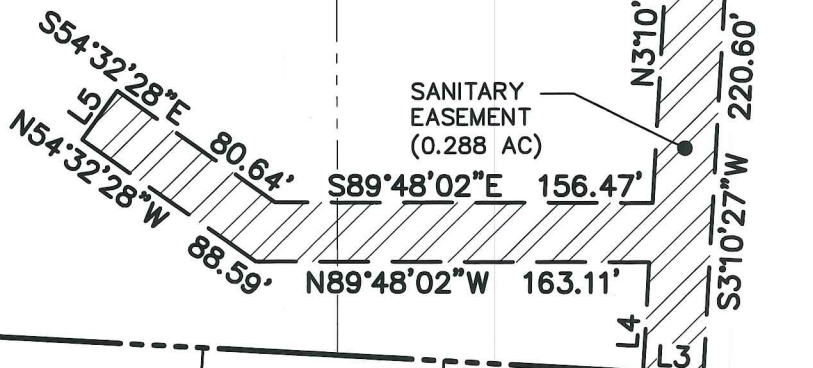
025-011240-00

025-013722-00

025-011228-00

S-K GAHANNA LLC
8.45 AC.
I.N. 201505260068251

SANITARY
EASEMENT
(0.288 AC)



GARY M. GOLDSMITH
4651 JOHNSTOWN RD
2.465 AC.
I.N. 201109210119931

THOMAS A. AND
KATHRYN L. CROSON
4659 JOHNSTOWN RD
1.493 AC.
O.R. 23506E13

KEITH E. FOSTER AND
LINDA C. FOSTER
4671 JOHNSTOWN RD
1.387 AC.
I.N. 200210240268810

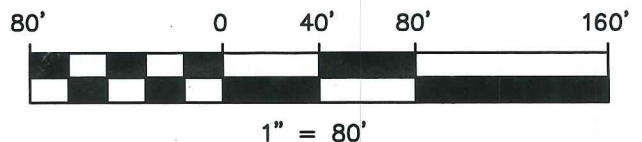
THOMAS J. FETTER
AND BETTY LEE FETTER
4675 JOHNSTOWN RD
1.226 AC.
I.N. 200411180264074

LACY E. AND
LADONNA L. ROBBINS
4681 JOHNSTOWN RD
1.223 AC.
O.R. 17196C09

AGOSTON A. AND
ANNE M. VARSANYI
4677 JOHNSTOWN RD
2.892 AC.
O.R. 18106E04

LEGEND

- Iron Pin Found
- Iron Pipe Found
- ✕ PK Nail Found
- Monument Found



Bearings are based on the Ohio State Plane Coordinate System per NAD83(1986).

DRAWN BY: JRR	JOB NO.: 14-0006-565
DATE: 07/06/2015	CHECKED BY: DRH



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Daryl
Douglas R. Hock

11/29/16

Professional Surveyor No. 7661



Instrument Number: 201704120049169
Recorded Date: 04/12/2017 8:41:51 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:
 S-K GAHANNA 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: 201704120049169
Recorded Date: 04/12/2017 8:41:51 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.

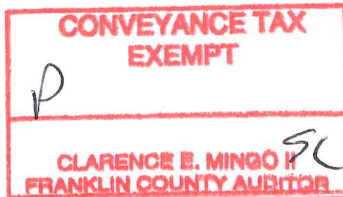
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER
NOT NECESSARY

APR 12 2017

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

4
3'4



DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That S-K Gahanna, LLC, a Colorado Limited liability Corporation (“Grantor”), in consideration of the sum of Ten Dollar(s) (\$10.00) and other good and valuable considerations to it paid by the City of Gahanna, Ohio, a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant and release to said City of Gahanna, Ohio (the “City”), its successors and assigns, forever, a non-exclusive Waterline Easement over and through the following described real estate and shown on Exhibits A & B attached hereto and made a part hereof:

SEE ATTACHED EXHIBITS A & B

The 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. The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the landowner’s use of the property provided such use is compliant with the City’s zoning and/or other applicable property ordinances and regulations.
2. The landowner will submit plans for any installation within the Easement that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work on the utilities.
4. That the utilities subject to the Easement shall be kept in good order and condition by the City of Gahanna.
5. That during whatever construction, reconstruction, maintenance, or repair work is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the property as may be disturbed, will at the expense of the City be substantially replaced in the same condition as it was prior to such disturbance.
6. The City will hold harmless VRG II from any loss, damage, injury or liability resulting from the City’s negligence and intentional misconduct in connection with any work involved in constructing, maintaining or caring for the utilities.
7. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the landowner makes an application for a service connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.
8. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this Easement had not been executed and/or as if any rights granted by this Easement had not been exercised.

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. *Gahanna Title Byp*

IN WITNESS WHEREOF, Grantor hereby covenants with the Grantee that it is the lawful owner of the above described real estate, that it is lawfully seized of the same in fee simple and has good, right and full power to make this grant subject to all easement, covenants, conditions, and restrictions of record, has hereunto set its hand this 9 day of September, 2015.

S-K GAHANNA, LLC,
a Colorado limited liability company

By: _____

[Signature]
Jeffrey D. Kraus, Manager

STATE OF COLORADO)ss:
CITY AND COUNTY OF DENVER)

BE IT REMEMBERED, That on this 9th day of September, 2015, before me, the subscriber, a Notary Public in and for the said State, personally came the above named Jeffrey D. Kraus, Manager, who acknowledged the signing of this instrument to be its 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.

[Signature]

Bonnie S. Schlieker

Notary Public

My Commission Expires: 11/13/2018

This Instrument Prepared By:
City of Gahanna

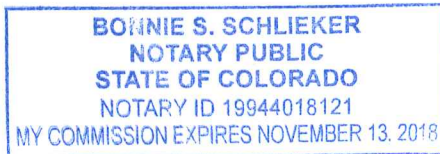


Exhibit A
Waterline Easement Description - 0.259 Acre
South of Morse Road
North of Johnstown Road

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military District and being part of that 8.45 acre tract conveyed to S-K Gahanna LLC of record in Instrument Number 201505260068251 and described as follows:

Beginning, for Reference, at a monument found in the center line of Morse Road and being the northwest corner of said 8.45 acre tract;

Thence, along the west line of said 8.45 acre tract, **S 03° 32' 47" W, 115.03 feet** to the **True Point of Beginning**;

Thence, across said 8.45 acre tract the following courses and distances;

S 86° 49' 33" E, 221.22 feet to a point;

S 41° 27' 26" E, 55.77 feet to a point;

S 86° 27' 26" E, 276.85 feet to a point;

S 48° 40' 53" E, 22.90 feet to a point;

S 03° 15' 43" W, 150.46 feet to a point;

S 41° 49' 33" E, 11.16 feet to a point;

S 86° 49' 33" E, 13.96 feet to a point in the east line of said 8.45 acre tract;

Thence, along the east line of said 8.45 acre tract, **S 03° 02' 00" W, 15.00 feet** to a point;

Thence, across said 8.45 acre tract the following courses and distances;

N 86° 49' 33" W, 20.21 feet to a point;

N 41° 49' 33" W, 23.60 feet to a point;

N 03° 15' 43" E, 149.38 feet to a point;

N 48° 40' 53" W, 10.46 feet to a point;

N 86° 27' 26" W, 277.93 feet to a point;

N 41° 27' 26" W, 55.71 feet to a point;

N 86° 49' 33" W, 215.05 feet to a point in the west line of said 8.45 acre tract;

Thence, along west line of said 8.45 acre tract, **N 03° 32' 47" E, 15.00 feet** to the **True Point of Beginning**. Containing **0.259 acres**, more or less. The above description was prepared by Douglas R. Hock, P.S. L-4618 on June 26, 2015.

The bearings shown hereon are based on the Ohio State Plane Coordinate System per NAD83 (NSRS 2007).

All references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise.

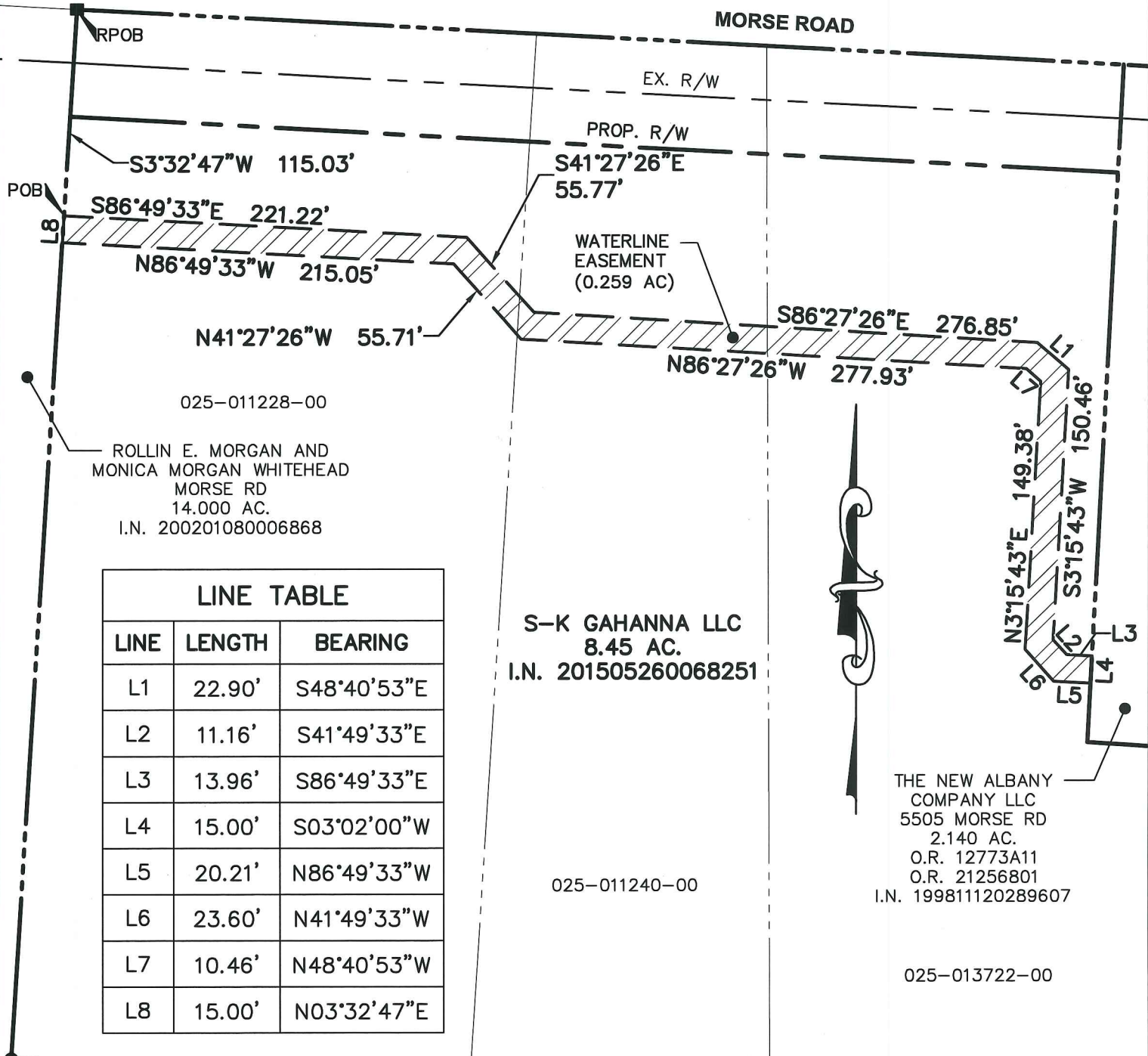


ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock
Douglas R. Hock, P.S. 7661

11/29/16
Date:

City of Gahanna, Franklin County, Ohio
 Quarter Township 2, Township 1, Range 16,
 United States Military District



025-011228-00

ROLLIN E. MORGAN AND
 MONICA MORGAN WHITEHEAD
 MORSE RD
 14.000 AC.
 I.N. 200201080006868

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.90'	S48°40'53"E
L2	11.16'	S41°49'33"E
L3	13.96'	S86°49'33"E
L4	15.00'	S03°02'00"W
L5	20.21'	N86°49'33"W
L6	23.60'	N41°49'33"W
L7	10.46'	N48°40'53"W
L8	15.00'	N03°32'47"E

GARY M. GOLDSMITH
 4651 JOHNSTOWN RD
 2.465 AC.
 I.N. 201109210119931

THOMAS A. AND
 KATHRYN L. CROSON
 4659 JOHNSTOWN RD
 1.493 AC.
 O.R. 23506E13

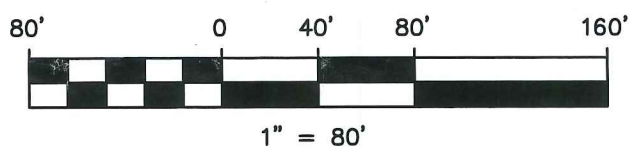
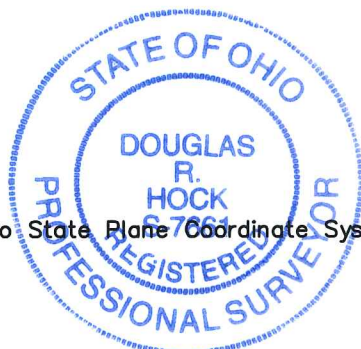
KEITH E. FOSTER AND
 LINDA C. FOSTER
 4671 JOHNSTOWN RD
 1.387 AC.
 I.N. 200210240268810

THOMAS J. FETTER
 AND BETTY LEE FETTER
 4675 JOHNSTOWN RD
 1.226 AC.
 I.N. 200411180264074

LACY E. AND
 LADONNA L. ROBBINS
 4681 JOHNSTOWN RD
 1.223 AC.
 O.R. 17196C09

AGOSTON A. AND
 ANNE M. VARSANYI
 4677 JOHNSTOWN RD
 2.892 AC.
 O.R. 18106E04

- LEGEND**
- Iron Pin Found
 - Iron Pipe Found
 - ✕ PK Nail Found
 - Monument Found



Bearings are based on the Ohio State Plane Coordinate System per NAD83(1986).

DRAWN BY: JRR JOB NO.: 14-0006-565
 DATE: 06/30/2015 CHECKED BY: DRH

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Douglas R. Hock
 Douglas R. Hock Professional Surveyor No. 7661
 11/29/16