

### **TEMPORARY EASEMENT**

A. Neil Johnson and Laura M. Johnson, Trustees of the Laura & Neil Trust, the Grantor(s), in consideration of the sum of \$420.00, to be paid by the City of Gahanna, Franklin County, Ohio, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 1-T

FRA-HEIL-0.07

SEE EXHIBIT A ATTACHED

Franklin County Current Tax Parcel No. 025-002807-00

Prior Instrument Reference: #201602090016215, Franklin County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is twelve (12) months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

IN WITNESS WHEREOF the Laura & Neil Trust by and through A. Neil Johnson and Laura M. Johnson, the Trustees of the Laura & Neil Trust, has hereunto subscribed their names on the 22<sup>nd</sup> day of January, 2020.

THE LAURA & NEIL TRUST

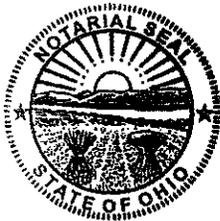
By: A Neil Johnson T.R.  
A. Neil Johnson, Trustee

By: Laura M. Johnson Tr.  
Laura M. Johnson, Trustee

STATE OF OHIO, COUNTY OF Franklin SS:

BE IT REMEMBERED, that on the 22<sup>nd</sup> day of January, 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named A. Neil Johnson and Laura M. Johnson, who acknowledged being the Trustees of Laura & Neil Trust, and who acknowledged the foregoing instrument to be the voluntary act and deed of said Laura & Neil Trust.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



IAN CROUCH  
Notary Public, State of Ohio  
My Commission Expires:  
11/30/2024

Ian Crouch

NOTARY PUBLIC  
My Commission expires: 11/30/24

This document was prepared by: or for the City of Gahanna, Franklin County, Ohio

**EXHIBIT A**

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 02/09/2018

PID 106415

**PARCEL 1-T  
FRA-HEIL-0.07  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT A BRIDGE  
FOR 6 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Gahanna, Mifflin Township, Quarter Township 3, Township 1 N, Range 17 W, United States Military District Land and being a 0.021 acre parcel out of a 0.360 acre tract of known as Franklin County Auditor's Parcel number 025-002807-00 conveyed to A. Neil Johnson and Laura M. Johnson, Trustees of The Laura & Neil Trust (hereafter referred to as "Grantor") by the instrument filed as Instrument Number 201602090016215 (all documents referenced are to the records of Franklin County unless otherwise stated), the said 0.021 acre parcel also being part of Lot 52 of Gahanna Heights No. 2 filed as Plat Book 33, page 62.

Being a parcel of land lying on the left side of the existing centerline of right-of-way of Heil Drive and more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Heil Drive and on the Grantor's southeasterly corner, the said point being 30.00 feet left of station 20+10.85 of the centerline of right-of-way of Heil Drive and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the said northerly right-of-way line and along the Grantor's southerly line and with a curve to the right, said curve having a central angle of 00 degrees 53 minutes 28 seconds, a radius of 2661.24 feet, an arc length of 41.39 feet, and a long chord which bears North 86 degrees 46 minutes 05 seconds West for a distance of 41.39 feet to a point being 30.00 feet left of station 19+69.00;

Thence crossing through the lands of the Grantor, North 55 degrees 24 minutes 10 seconds East for a distance of 62.08 feet to a point being 68.00 feet left of station 20+19.00;

**EXHIBIT A**

Page 2 of 2

LPA RX 887 T

Rev. 07/09

Thence continuing through the lands of the Grantor, South 63 degrees 37 minutes 21 seconds East for a distance of 5.80 feet to a point on the Grantor's easterly line being 65.66 feet left of station 20+24.15;

Thence along the Grantor's easterly line, South 23 degrees 09 minutes 19 seconds West for a distance of 38.07 feet to the TRUE POINT OF BEGINNING, containing 0.021 acres, more or less, of which 0.000 acres are contained within the present road occupied, resulting in a net take of 0.021 acres out of Franklin County Auditor's Parcel number 025-002807-00.

Prior instrument of record as of this writing recorded as Instrument Number 201602090016215 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2017 through 2018 under his direct supervision.

The bearing for this description are based on Ohio State Plane Coordinated system, South Zone and the North American Datum of 1983 with the 2011 adjustment (NAD83(2011)).

The station referenced herein are from the plans known as "FRA-HEIL-0.07" on file with the City of Gahanna.



Russell Koenig, S-8358

02-09-2018

Date



**VALUE ANALYSIS  
(\$10,000 OR LESS)**

OWNER'S NAME

A. Neil Johnson and Laura M. Johnson, Trustees of the Laura & Neil Trust

COUNTY FRA  
ROUTE Heil  
SECTION 0.07  
PARCEL NO. 1-T  
PROJECT I.D. NO. 106415

Subject			APN		
Address/Location	Zoning	Utilities			
270 Milan Drive Gahanna, OH 43230	Single Family Residential	All Public	025-002807-00		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.360	Acre	Residential

**Comments**  
This property is located along the northeast corner of Milan Drive and Heil Drive, immediately west of Sycamore Run, within the City of Gahanna, Franklin County, Ohio. The property is improved with a detached single family residence, detached garage and related site improvements. The dwelling and unaffected site improvements situated on the subject property have been excluded from this analysis.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
One	351 Cliffview Drive Columbus, OH 43230	Residential	Broker/Agent	4/18/2016
APN(s)		Zoning	Utilities	Sale Price
025-000625-00		Single Family Residential	All Public	\$45,000
				Parcel Size
				0.190 acres
			Unit Value Indication	\$236,842 / acre

**Comments**  
No encumbrances are known to exist or to impact the sale price. The lot is a buildable lot and can be developed as long as development meets all zoning and setback requirements.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
Two	175 Stonegate Circle Gahanna, OH 43230	Residential	Broker/Agent	2/20/2018
APN(s)		Zoning	Utilities	Sale Price
025-012876-00		Single Family Residential	All Public	\$79,900
				Parcel Size
				0.370 acres
			Unit Value Indication	\$215,946 / acre

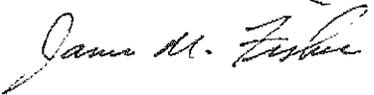
**Comments**  
No encumbrances are known to exist or to impact the sale price. The lot is a buildable lot and can be developed as long as development meets all zoning and setback requirements.

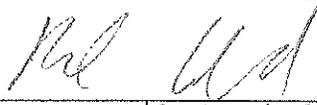
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
Three	243 Ballard Drive Gahanna, OH 43230	Residential	Broker/Agent	7/22/2016
APN(s)		Zoning	Utilities	Sale Price
025-001084-00		Single Family Residential	All Public	\$52,000
				Parcel Size
				0.464 acres
			Unit Value Indication	\$112,069 / acre

**Comments**  
No encumbrances are known to exist or to impact the sale price. The lot is a buildable lot and can be developed as long as development meets all zoning and setback requirements.



FMVE Conclusion	
Comments	
Total FMVE:	\$420.00

Signatures	
Signature	
	
Typed Name:	James M. Fisher
Title:	Project Manager
Date:	1/14/2020

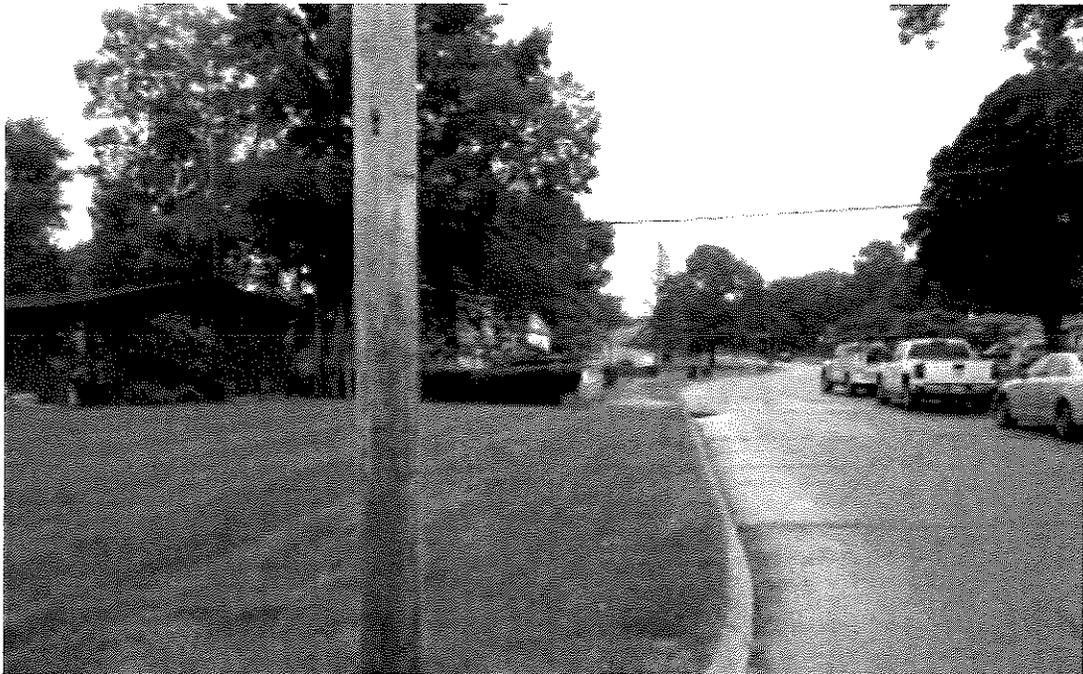
Signature	
	
Typed Name:	D. Grant Crawford
Title:	Director of Public Service and Engineering
Date:	1/16/2020

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	\$0.00
<p>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION } THE PREPARER          PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY   COMPENSATION FOR MAKING THIS VALUATION          SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE   THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (II)</p>			

REQUIRED ATTACHMENTS
Photographs of the Subject Property
The Map of Comparable Sales



View north along Milan Ave.



View east along Heil Drive



View west along Heil Drive



Sycamore Run



Aerial of subject property



Comp 4 4142 Cherry Bottom Road

Comp 2 175 Stonegate Circle

Subject Property

Comp 3 243 Ballard Drive

Comp 1 351 Cliffview Drive

Google Earth

Image Landsat / Copernicus

1 mi



TITLE REPORT



C/R/S	FRA-HEIL- 0.07
PARCEL	1-T
PID	106415
SJN	467994

**INSTRUCTION:**

- (1) R.C. 163.01 (C) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." City of Gahanna, Ohio expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgement creditors, etc.
- (2) City of Gahanna, Ohio procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (II)(J) of the Ohio Department of Transportations Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name & Address	Marital Status (Spouse's Name)	Interest
A. Neil Johnson and Laura M. Johnson, Trustees of the Laura & Neil Trust	NA	Fee Simple, Full Interest

\*See item #4

Parcel & Mailing Address:  
270 Milan Drive, Gahanna, OH 43230

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Current Deed: 201602090016215 (Attached)

County of Franklin, State of Ohio, City of Gahanna  
Part of Lot Number 52 of Gahanna Heights Subdivision No. 2, as recorded in Plat Book 33, Pages 62-63

APN: 025-002807-00 (0.38 acres)

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

\*See attached Trust recorded in 201602090016214

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Franklin Township: Mifflin School District: Gahanna Jefferson CSD

AUD. PAR. NO(S)	Land – 100%	Building – 100%	Total – 100%	Taxes – ½ year
025-002807-00	<u>\$36,800</u>	<u>\$156,900</u>	<u>\$193,700</u>	\$1,944.90 — first half 2017 paid \$2,119.10, 1 <sup>st</sup> ½ 19 due

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes:  No:   
Comments:

This Title Report covers the time period from 5/14/1969 to 7/12/2018. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 1-T and presently standing in the name of A. Neil Johnson and Laura M. Johnson, Trustees of the Laura & Neil Trust as the same are entered upon the several public records of Franklin County, Ohio.

Date & Time 7/12/2018 7:59 am (am/pm)

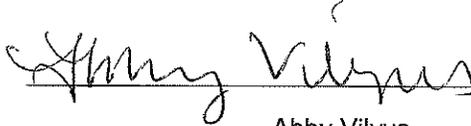
Signed Iain Crouch

Print Name Iain Crouch

**UPDATE TITLE BLOCK**

This Title Report covers the time period from 7/12/2018 to 1/10/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 1-T and presently standing in the name of A. Neil Johnson and Laura M. Johnson, Trustees of the Laura & Neil Trust as the same are entered upon the several public records of Franklin County, Ohio.

Date & Time 1/10/2020 7:59 AM (am/pm)

Signed   
Print Name Abby Vilyus

Comments from the agent who prepared the Title Update: Title updated to reflect change in tax information. No other changes found.