

**EASEMENT FOR INGRESS AND EGRESS**

Know All Men by these presents, that Eva J. Muller, unmarried, the Grantor, for valuable consideration paid by Phillip T. Helbig and Jeffrey A. French, the Grantees, the receipt of which is hereby acknowledged, hereby grants unto the said Grantees, their heirs, successors and assigns, a certain nonexclusive easement for the purposes of ingress and egress and incidental purposes, upon the real estate described on the attached Exhibit "A".

This nonexclusive easement is for the benefit of Grantees' real property as shown on the attached Exhibit "B", being a 1.862 acre tract located at 6607 Clark State Road, Gahanna, Ohio. This appurtenant nonexclusive easement shall run with the land of Grantees and shall bind the heirs, successors and assigns of both the Grantor and Grantees.

The purpose of this nonexclusive easement is for a Right of Way, giving the Grantees access across the Grantor's driveway to a sanitary sewer as made accessible by the City of Gahanna.

Prior instrument reference: Instrument Number 200406210141806

To have and to hold the said easement unto the said Grantees, their heirs, successors and assigns, forever.

Executed by the said Grantor this \_\_\_\_ day of January 2016.

\_\_\_\_\_  
Eva J. Muller

State of Ohio        }  
County of Franklin} ss:

On this \_\_\_\_ day of January 2016, before me, the undersigned Notary Public, personally appeared Eva J. Muller, the Grantor,, who acknowledged that she executed the same for the purposes expressed therein, and it is her free, voluntary act and deed.

\_\_\_\_\_  
Notary Public

This instrument was prepared by:  
Randall E. Worth, Attorney at Law  
7500 Slate Ridge Blvd., Reynoldsburg, Ohio 43068

EXHIBIT "A"

**SANITARY SEWER EASEMENT**

Situated in the State of Ohio, County of Franklin, Jefferson Township, located in part of Quarter Township 2, Township 1, Range 16, United States Military District, being a strip of land twenty (20) feet in width across part of that 2.138 acre tract of land described in the deeds to Eva J. Muller, recorded in Instrument Nos. 200006200121308 and 200406210141806 (record references recited herein are to those of the Recorder's Office, Franklin County, Ohio), said twenty (20) foot strip to lie ten (10) feet each side of the following described centerline:

Beginning at a point in the westerly line of said 2.138 acre tract of land, being the easterly line of Parcel No. 3 of those lands described in the deed to the City of Gahanna, recorded in Instrument No. 199909300246391, said point being located South 3°58'50" East, 10.00 feet from the southeasterly corner of that 1.141 acre tract of land described in the deed to Jonathan & Francis Railton, recorded in Instrument No. 200902260026587;

thence easterly across said 2.138 acre tract, being a line parallel with the southerly line of said 1.141 acre tract, South 86°50'14" East, 60.01 feet to the point of terminus of said strip in the westerly line of that 1.862 acre tract of land described in the deed to Phillip T. Helbig & Jeffrey A. French, recorded in Instrument No. 201510220149736, being an easterly line of said 2.138 acre tract, as described in December of 2015, by Carl E. Turner Jr., Registered Professional Surveyor No. 6702.

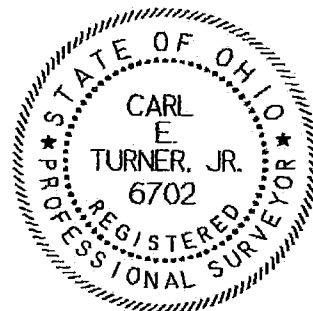
Subject, however, to all rights-of-way, if any, of previous record.

Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S 86°50'14"E) as determined by GNSS observations.

Terra Surveying Services, LLC



Carl E. Turner, Jr.  
Registered Surveyor No. 6702  
21 December 2015



\*End of Description\*

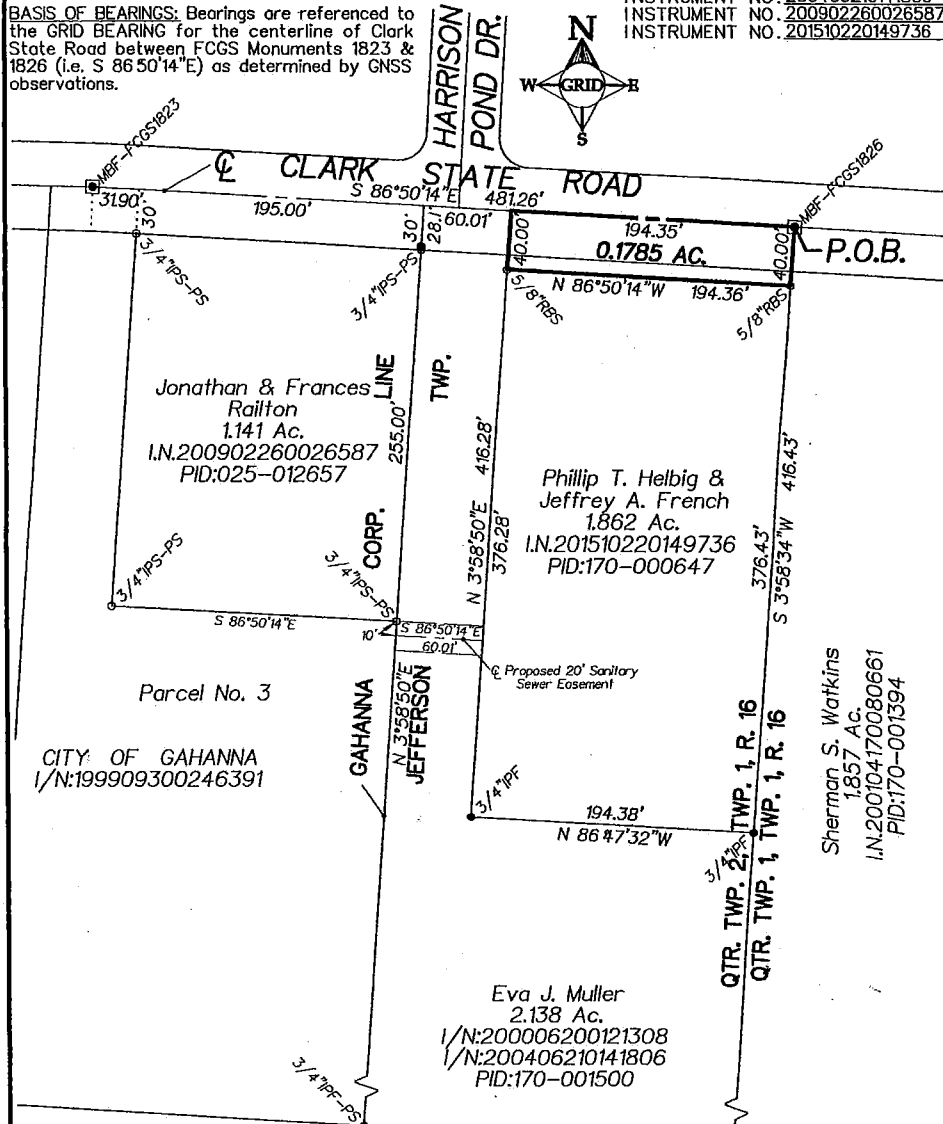
**SURVEY OF RIGHT-OF-WAY CONVEYANCE**  
LOCATED IN PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16  
UNITED STATES MILITARY DISTRICT  
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:  
MARK LUDWIG

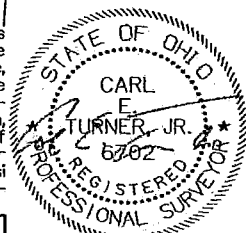
21 DECEMBER 2015

INSTRUMENT NO. 199909300246391  
INSTRUMENT NO. 200006200121308  
INSTRUMENT NO. 200406210141806  
INSTRUMENT NO. 200902260026587  
INSTRUMENT NO. 201510220149736

**BASIS OF BEARINGS:** Bearings are referenced to the GRID BEARING for the centerline of Clark State Road between FCGS Monuments 1823 & 1826 (i.e. S 86°50'14"E) as determined by GNSS observations.



**SURVEYOR'S STATEMENT:**  
We Hereby Declare that this plat/map was prepared from an actual survey of the premises, that to the best of our knowledge, information & belief, correctly shows the location of the boundaries. Only those easements specifically brought to our attention, or those which we had special knowledge of are shown hereon. Any zoning, setback or sideyard data, underground public or quasi public utilities or structures shown hereon are informational only.



**SURVEY MONUMENTS:**  
Found (F) = ●, Set (S) = ○; IP=Iron Pipe (ID); SP=Solid Pin (OD); RB=Rebar; RS=Railroad Spike; PK=PK Nail & PS=Prior Survey.  
RBS=5/8" rebar set with yellow cap in-scribed TERRA SURVEY/TURNER PS6702.

100 80 60 40 20 0 100  
GRAPHIC SCALE: 1"=100'

NOT AN AUTHORIZED DOCUMENT WITHOUT EMBOSSED OVER BLUE INK SURVEYOR'S SEAL  
FIELD SURVEY: DRAWN BY: TERRA FILE NO  
CT/VRS/X91+ C. Turner 25.10.JT.128.15

# EXHIBIT B

## Exhibit A

Situated in the State of Ohio, in the County of Franklin and in the Township of Jefferson:

Being in Section 2, Range 16, U.M. Lands and bounded and described as follows:  
Beginning at a railroad spike in the center line of the Clark State Road at the North West corner of the 10 acre tract, now or formerly owned by Hattie A. Clotts (North East corner of the Machin tract);

Thence along the West line of the Clotts 10 acre tract, South 1° 12' East, passing an iron pipe at 30 feet, 686 feet to an iron pipe at the Northeast corner of the Dorothy M. Lakin tract;

Thence along the North line of said tract, South 88° 24' West, 251.41 feet to an iron pipe;

Thence North 1° 12' West, passing an iron pipe at 656.1 feet, 684.2 feet to a point in the center line of Clark State Road;

Thence along the center line of said road, North 87° 59' East, 254.43 feet to the place of beginning, containing four acres, more or less.

### EXCEPTING THEREFROM THE FOLLOWING:

Being located in Section 2, Township 1, Range 16, United States Military Lands, and bounded and described as follows:

Beginning at a point in the centerline of Clark State Road, which point is located South 87° 59' West, 194.37 feet from a railroad spike at the intersection of the said centerline with the Easterly line of the said Section 2, said railroad spike being also the Northeasterly corner of the original tract conveyed to Ernest R. and Lucille A. Sager by deed of record in Deed Book 1246, Page 79 Recorder's Office, Franklin County, Ohio;

Thence South 1° 13' East (being parallel to and 60 feet Easterly at right angles from the Westerly line of the said Sager tract and passing an iron pin at 30.0 feet), 416.20 feet to an iron pin;

Thence North 87° 59' East, (being parallel to the centerline of the said Clark State Road), 194.41 feet to an iron pin in the Easterly line of the said Sager Tract and the Easterly line of the said Section 2;

Thence along the said line, South 1° 13' 30" East, 266.80 feet to an iron pin in the root of a Pin Oak Tree and at the Southeasterly corner of the said Sager Tract;

Thence along the Southerly line of the said tract and the Northerly line of the 16 acre tract conveyed to George A. and Betty L. Hannah by deed of record in Deed Book 2361, page 249, Recorder's Office, Franklin County, Ohio, South 86° 23' 30" West, 254.41 feet to an iron pin found at the Southwesterly corner of the said Sager tract;

Thence along the Westerly line of the said tract and the Easterly line of the 4.0 acre tract conveyed to George A. and Betty L. Hannah by deed of record in Deed Book 2605, page 653, Recorder's Office, Franklin County, Ohio, North 1° 13' West (passing an iron pin at 655.09 feet), 683.19 feet to the Northwesterly corner of the said Sager tract in the centerline of the said Clark State Road;

Thence along the said centerline, North 87° 59' East, 60.0 feet to the place of beginning, containing 2.138 acres, more or less.

Be the same more or less, but subject to all legal highways.

D-037-C  
ALL OF  
(170)  
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