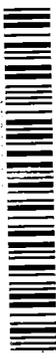


**DEED OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, That Matt and Ashlee Girard 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 0.670 acre Utility Easement as shown on Exhibits "A" and "B" , a 0.054 acre Sanitary Sewer Easement as shown on Exhibits "A" and "C" and a 0.046 acre Drainage and Walk Easement over and through the following described real estate attached hereto and made a part hereof:



201404250050744

Fee: 7 \$68.00 T20140027297  
04/25/2014 2:39PM BXGAHANNA BOX  
Terry J. Brown  
Franklin County Recorder

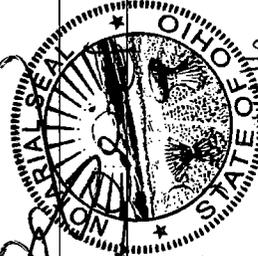
SEE ATTACHED EXHIBITS "A, B, C, D AND E"

The 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. The Sanitary Sewer Easement is for the purpose of constructing, using and Maintaining a sanitary sewer. The Drainage and Walk easement is for the purpose of constructing a sidewalk for public use and for constructing and maintaining major stormwater drainage swales or other stormwater drainage facilities. No above grade structures, dams or other obstructions to the flow of stormwater runoff are permitted within the Drainage Easement as delineated on the easements.

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, Matt & Ashlee Girard 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 14<sup>th</sup> day of April, 2014.

Signed Matt & Ashlee Girard  
J. Dawn Cales  
Notary Public, State of Ohio  
My Commission Expires 04-28-2017



STATE OF OHIO  
COUNTY OF FRANKLIN

BE IT REMEMBERED, That on this 14<sup>th</sup> day of APRIL, 2014, before me, the subscriber, a Notary Public in and for the said State, personally came the above named MATTHEW S. GIRARD, who acknowledged the signing of this instrument to be their voluntary act and deed for the uses and purposes therein mentioned.

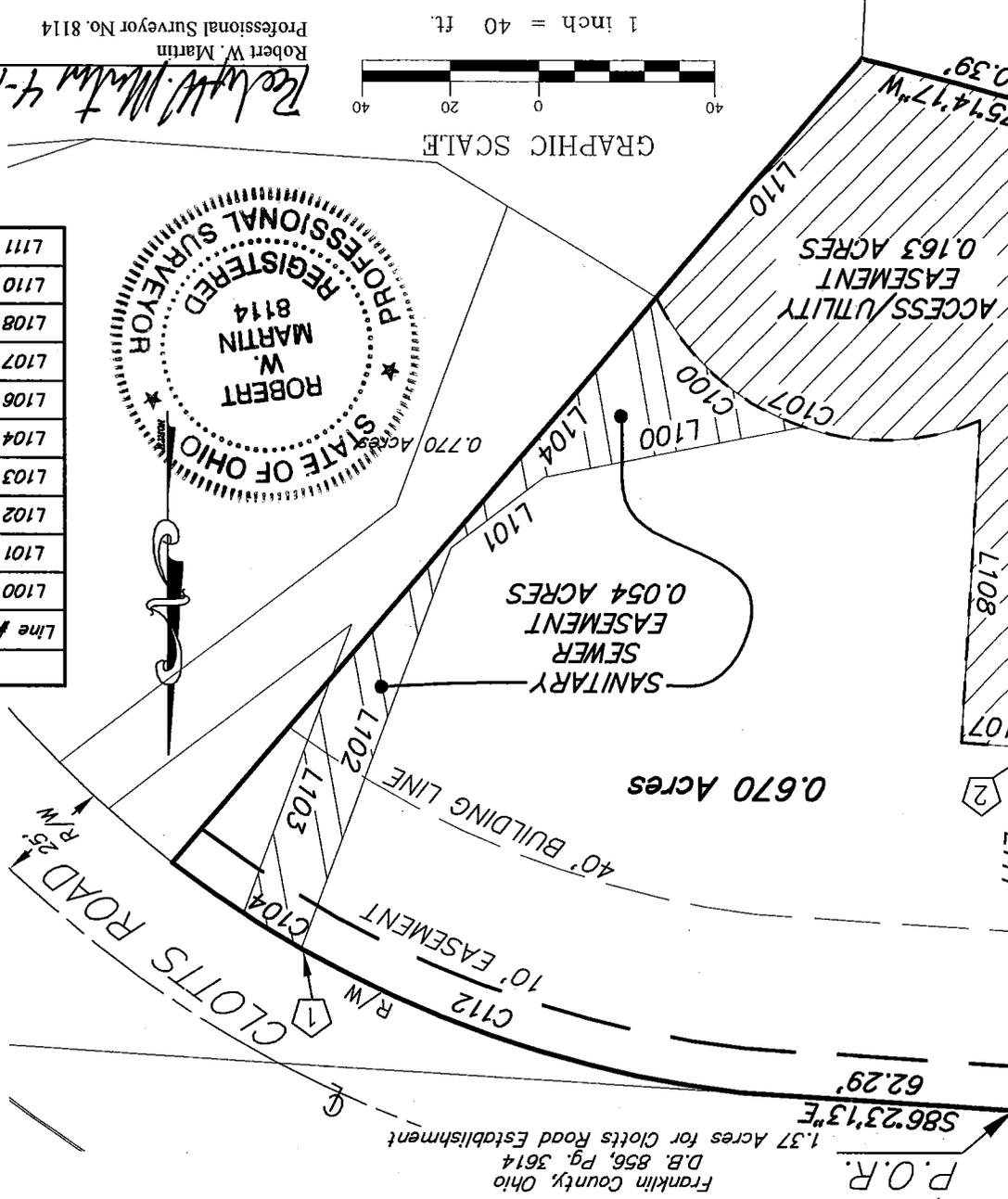
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Gahanna Tree Boy J. Dawn Cales  
CONVEYANCE TAX TRANSFER  
EXEMPT NOT NECESSARY  
My Commission Expires APR 28 2017  
APR 25 2014

This Instrument Prepared By:  
CLARENCE E. MINGO II  
FRANKLIN COUNTY AUDITOR

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

P.O.R.  
Franklin County, Ohio  
D.B. 856, Pg. 3614  
1.37 Acres for Clotts Road Establishment  
ACCESS/UTILITY EASEMENT



1 inch = 40 ft.  
Professional Surveyor No. 8114  
Robert W. Martin  
Date 4-14-14

SEMENTS\3D FINAL BOUND AND LOT SPLITS AND EASEMENTS 2014.DWG - 0 XREFS: - PLOTTED BY BO - April 13, 2014 - 9:59 AM

PREPARED BY:  
**WATSON**  
CONSULTING ENGINEERS & SURVEYORS  
83 Shull Avenue  
Gahanna, Ohio 43230  
Ph. (614) 414-7979

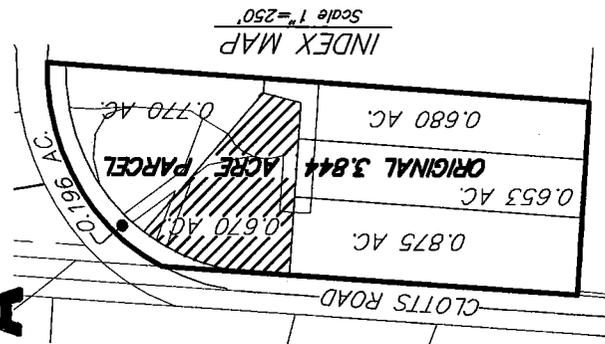
DRAWN BY	RWM
CHECKED BY	TLC
SCALE	1" = 40'

Line #	Direction	Length
L100	N79°03'19"E	59.81
L101	N53°02'12"E	26.40
L102	N20°56'40"E	95.64
L103	S20°56'40"W	56.38
L104	S41°03'59"W	112.32
L106	N03°51'07"E	141.65
L107	S86°08'53"E	17.50
L108	S03°51'07"W	72.27
L110	S41°03'59"W	71.27
L111	S03°51'07"W	81.11

Curve #	Delta	Length	Radius	Chord Bearing	Chord Distance
C100	44°51'13"	44.93	57.39	N49°08'12"W	43.79
C104	3°19'17"	15.24	262.90	S58°54'24"E	15.24
C107	85°59'25"	86.14	57.39	S69°42'18"E	78.28
C112	22°54'19"	105.10	262.90	S72°04'12"E	104.40

**BASIS OF BEARING**

For the purpose of this exhibit a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (COR596).



Situated in the County of Franklin, State of Ohio, the City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.670 acre parcel of land conveyed to Matt and Ashlee Girard of record in Instrument Number 20130090171972

**EXHIBIT A**

### **Description of a 0.163 acre Access and Utility Easement**

Situate in the County of Franklin, State of Ohio, the City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.670 acre parcel of land conveyed to Matt and Ashlee Girard of record in Instrument Number 20130090171972, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.163 acre Access and Utility Easement being more fully described herein;

Beginning for reference at the northwest corner of said 0.670 acre parcel;

Thence South 03°51'07" West with the west line of said 0.670 acre parcel, a distance of 81.11 feet to the True Point of Beginning of this 0.163 acre Access and Utility Easement;

Thence crossing said 0.670 acre parcel with the following 3 courses:

South 86°08'53" East, a distance of 17.50 feet to a point;

South 03°51'07" West, a distance of 72.27 feet to a point;

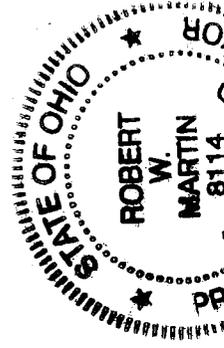
A distance of 86.14 feet along the arc of a non-tangent curve to the right, having a radius of 57.39 feet, a central angle of 85°59'25", the chord of which bears South 69°42'18" East, a chord distance of 78.28 feet to a point on the southeasterly line of said 0.670 acre parcel;

Thence South 41°03'59" West with the southeasterly line of said 0.670 acre parcel, a distance of 71.27 feet to the southeast corner of said 0.670 acre parcel;

Thence North 75°14'17" West with the south line of said 0.670 acre parcel, a distance of 50.39 feet to a point at the southwest corner of said 0.670 acre parcel;

Thence North 03°51'07" East with the west line of said 0.670 acre parcel, a distance of 141.65 feet to the True point of Beginning, containing 0.163 acres, subject to all easements and documents of record;

For the purpose of this description a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS Adjusted Date 1996). This description is based on documents of record.



*Robert W. Martin* 4-14-14

**Description of a 0.054 acre Sanitary Sewer Easement**

Situate in the County of Franklin, State of Ohio, the City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.670 acre parcel of land conveyed to Matt and Ashlee Girard of record in Instrument Number 20130090171972, all references to records being on file in the office of the Recorder, Franklin County, Ohio, said 0.054 acre Sanitary Sewer Easement being more fully described herein;

Beginning for reference at the northwest corner of said 0.670 acre parcel;

Thence South 86°23'13" East, along the northerly line of said 0.670 acre parcel, a distance of 62.29 feet to a point on the north line of said 0.670 acre parcel and also being on the southerly right of way of said Clotts Road;

Thence with the Right of Way of said Clotts Road, 105.10 feet along the arc of a curve to the right, having a radius of 262.90 feet, a central angle of 22°54'19", the chord of which bears South 72°04'12" East, a chord distance of 104.40 feet to the True Point of Beginning of this 0.054 acre Sanitary Sewer Easement;

Thence, continuing with the Right of Way of said Clotts Road, 15.24 feet along the arc of a curve to the right, having a radius of 262.90 feet, a central angle of 3°19'17", the chord of which bears South 58°54'24" East, a chord distance of 15.24 feet to a point;

Thence South 20°56'40" West across said 0.670 acre parcel, a distance of 56.38 feet to a point on the southeasterly line of said 0.670 acre parcel;

Thence South 41°03'59" West with the southeasterly line of said 0.670 acre parcel, a distance of 112.32 feet to a point;

Thence across said 0.670 acre parcel the following 4 courses;

A distance of 44.93 feet along the arc of a non-tangent curve to the left, having a radius of 57.39 feet, a central angle of 44°51'13", the chord of which bears North 49°08'12" West, a chord distance of 43.79 feet to a point;

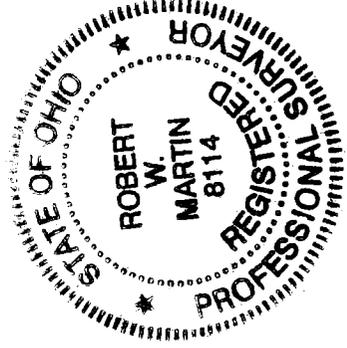
North 79°03'19" East a distance of 59.81 feet to a point;

North 53°02'12" East a distance of 26.40 feet to a point;

North 20°56'40" East a distance of 95.64 feet to the True Point of Beginning of this Sanitary Sewer Easement, containing 0.054 acres, subject to all easements and documents of record.

For the purpose of this description a bearing of South 86°23'13" East was held along the southerly Right-of-Way of Clotts Road. Said bearing was established by static GPS

This description is based on documents of record.



Robert W. Martin 4-14-14

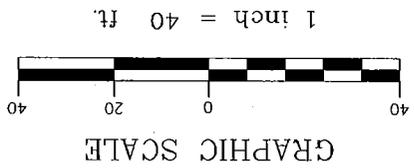
Robert W. Martin  
Professional Surveyor No. 8114

Date

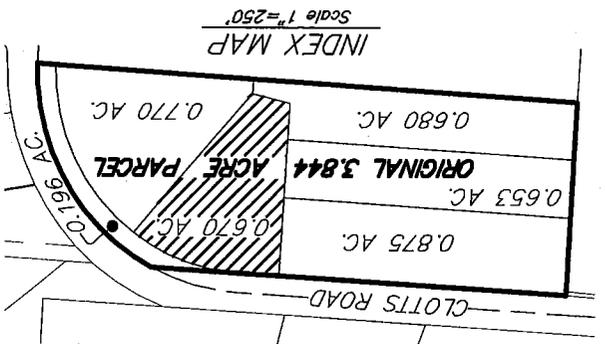
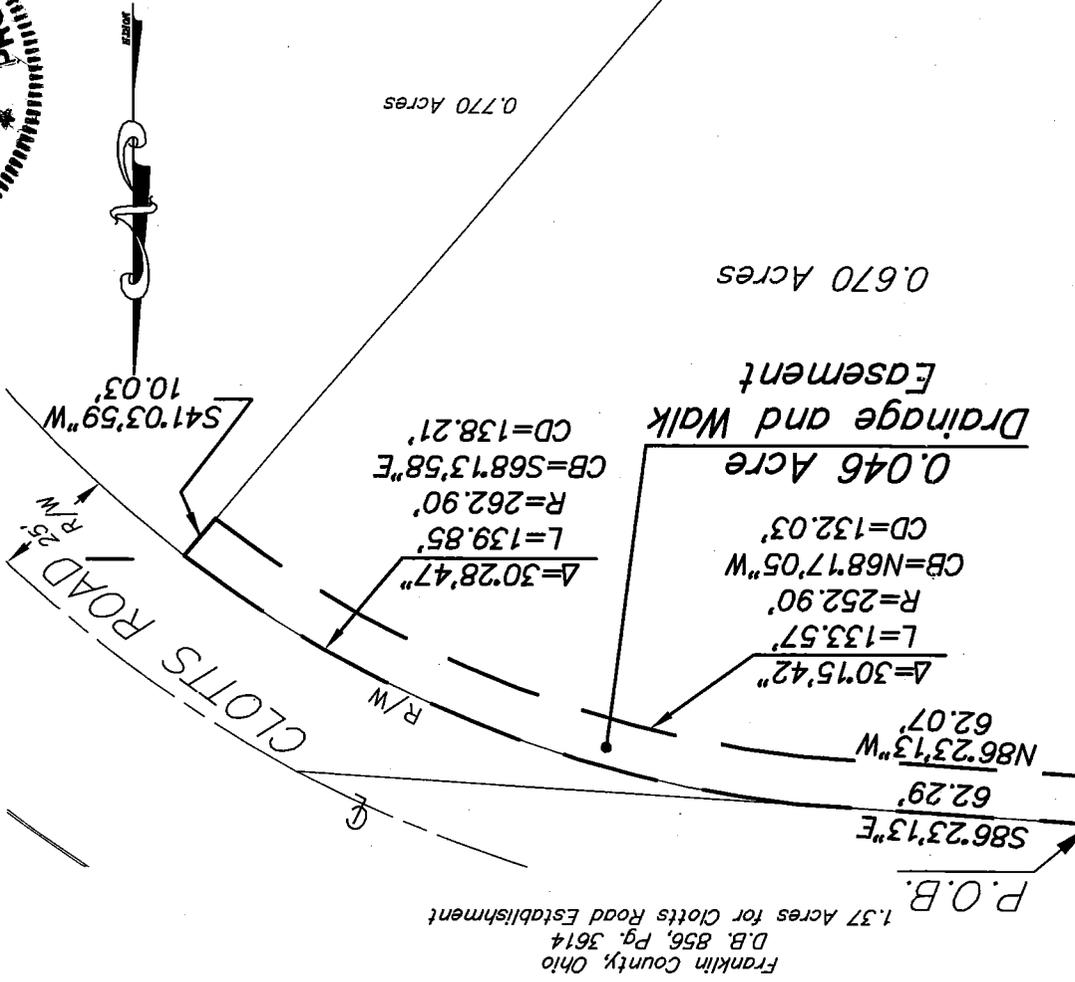
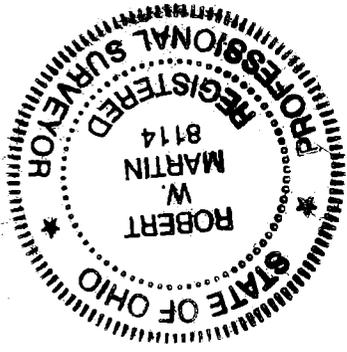
PREPARED BY: **TAT WATSON**  
 CONSULTING ENGINEERS & SURVEYORS  
 83 Shull Avenue  
 Gahanna, Ohio 43230  
 Ph. (614) 414-7979

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

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



BASIS OF BEARING  
 For the purpose of this exhibit a bearing of South 86°23'13" East was held along the southerly right-of-way of Clotts Road. Said bearing was established by static GPS observations, and was determined by using National Geodetic Survey, OPUS-S service and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (COR596).



**EXHIBIT D**

Situated in the County of Franklin, State of Ohio, the City of Gahanna, being part of Lot 3, Quarter Township 2, Township 1, Range 16, United States Military Lands, and being part of a 0.670 acre parcel of land conveyed to Matt and Ashlee Girard of record in Instrument Number 20130090171972

P.O.B.  
 1.37 Acres for Clotts Road Establishment  
 Franklin County, Ohio  
 D.B. 856, Pg. 3614

