

DO NOT DETACH



Instrument Number: 201812070165760
Recorded Date: 12/07/2018 2:37:16 PM



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Franklin County Recorder
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Transaction Number: T20180075866
Document Type: EASEMENT
Document Page Count: 4

Submitted By (Walk-In):
CITY ATTORNEY BOX/REAL ESTATE DIV.

Walk-In

First Grantor:
HOMEWOOD CORP

First Grantee:
COLUMBUS 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: 201812070165760
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OFFICIAL RECORDING COVER PAGE

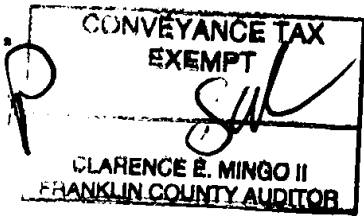
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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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 page 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.



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TRANSFER
NOT NECESSARY

DEC 07 2018

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that **HOMEWOOD CORPORATION**, "Grantor", an Ohio corporation, for One Dollar (\$1.00) and other good and valuable consideration given by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, does hereby grant unto said Grantee, its successors and assigns, a temporary construction easement in, over, under, across, within and through the following described real property for Grantee's use in conjunction with the construction of the Hamilton Rd and Central College Project No. 530161-100202, (the "Improvement"), said easement being fully described as follows:

PARCEL NO. 11T
(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Prior Instrument Reference: P.B. 120, Page 32 (Lot 2),
Instrument Number 201603250035852,
Recorder's Office, Franklin County, Ohio.

The foregoing described temporary construction easement shall have a term of Eighteen (18) Months commencing upon the Grantee's (contractor's) entry upon the described real property for actual construction purposes, and terminating Eighteen (18) Months thereafter.

All terms, conditions and covenants contained herein shall be binding upon the parties and their respective successors and assigns.

Grantor hereby releases and discharges the Grantee from all claims for Ohio Constitution, Article I, Section 19 compensation arising from this grant.

The Grantee, as soon as is practicable after construction of the "Improvement" and all subsequent entries made pursuant to the rights granted herein, shall cause restoration of the described easement area. Such restoration shall be strictly limited to repair or replacement of utility service lines, paved parking, driveways, and sidewalks damaged by construction, re-seeding of damaged lawn area, and returning the surface area to its former grade as nearly as is reasonably possible, but subject to the Grantee's right to grade said easement area so as to be

aesthetically and architecturally compatible with the completed improvement anticipated hereinabove. Restoration shall not include any repair, replacement, or compensation of any improvement(s) including, but not limited to, other facilities, fence(s), wall(s), tree(s), bushes, vegetation, flower(s), or landscaping or any other improvements not specified above.

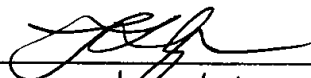
The easement granted herein is an "exclusive right to use" during the term for which it is granted; however, the Grantor retains the necessary right of ingress to and egress from the residue servient estate during the term of this easement.

Failure or refusal to exercise any rights in this Easement shall not be a waiver of any kind and no waiver is valid unless executed in writing by the parties and properly recorded.

The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement, and will not convey or transfer fee simple ownership of the described real property prior to this instrument being recorded.

The Grantor, Homewood Corporation, an Ohio corporation, by its duly authorized officer, has caused this instrument to be executed and subscribed this 26th day of NOVEMBER, 2018.

HOMEWOOD CORPORATION,
an Ohio corporation

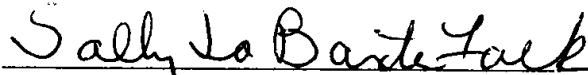

Print name: JAMES L. LIPKUS
Title: PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 26th day of NOVEMBER, 2018, I affixed my seal evidencing the foregoing instrument was acknowledged before me by JAMES L. LIPKUS, PRESIDENT, on behalf of Homewood Corporation, an Ohio corporation.



SALLY JO BAXTER FALK
Notary Public, State of Ohio
My Commission Expires 06-20-2023


Notary Public


By: 
Real Estate Attorney
Real Estate Division
For: Division of Design and Construction
Re: Hamilton Road & Central College
Neg: DR

Exhibit "A"

11-T TEMPORARY EASEMENT 0.005 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 6, Quarter Township 2, Township 2, Range 16, United States Military Lands, being across Lot 2 of that subdivision entitled "Resubdivision of a Part of Jo-el Acres", of record in Plat Book 120, Page 32, said Lot being conveyed to Homewood Corp. by deed of record in Instrument Number 201603250035852, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the corner common to said Lot 2 and Lot 3 of said "Resubdivision of a Part of Jo-el Acres", being in the southerly line of that 40 acre tract conveyed to Harlem Road Real Estate, LLC by deed of record in Instrument Number 201301150007881;

Thence South $06^{\circ} 49' 43''$ West, with the line common to said Lots 2 and 3, a distance of 66.11 feet to a point;

Thence continuing with said common line, with the arc of a curve to the right, with said common line, having a central angle of $18^{\circ} 23' 07''$, a radius of 1060.00 feet, an arc length of 340.14 feet, a chord bearing of South $16^{\circ} 01' 16''$ West and chord distance of 338.68 feet to a point;

Thence North $69^{\circ} 42' 03''$ West, across said Lot 2, a distance of 120.00 feet to the TRUE POINT OF BEGINNING;

Thence across said Lot 2, the following courses and distances:

With the arc of a curve to the right, having a central angle of $03^{\circ} 45' 46''$, a radius of 940.00 feet, an arc length of 61.73 feet, a chord bearing of South $22^{\circ} 10' 50''$ West and chord distance of 61.72 feet to a point;

South $24^{\circ} 03' 43''$ West, a distance of 18.90 feet to a point;

North $18^{\circ} 45' 46''$ East, a distance of 48.21 feet to a point;

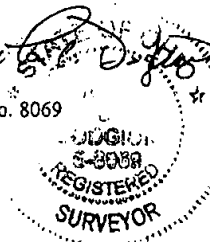
With the arc of a curve to the left, having a central angle of $01^{\circ} 59' 20''$, a radius of 936.00 feet, an arc length of 32.49 feet, a chord bearing of North $21^{\circ} 17' 08''$ East and chord distance of 32.49 feet to a point;

South $67^{\circ} 50' 56''$ East, a distance of 4.00 feet to the TRUE POINT OF BEGINNING, containing 0.005 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

06/19/2018
Date





Ernst, Machwitz, Hambleton & Tibon, Inc.
Engineers • Surveyors • Planners • Scientists
5502 New Albany Road, Columbus, OH 43254
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emht.com

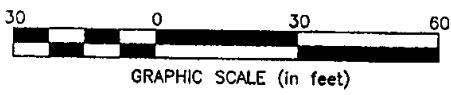
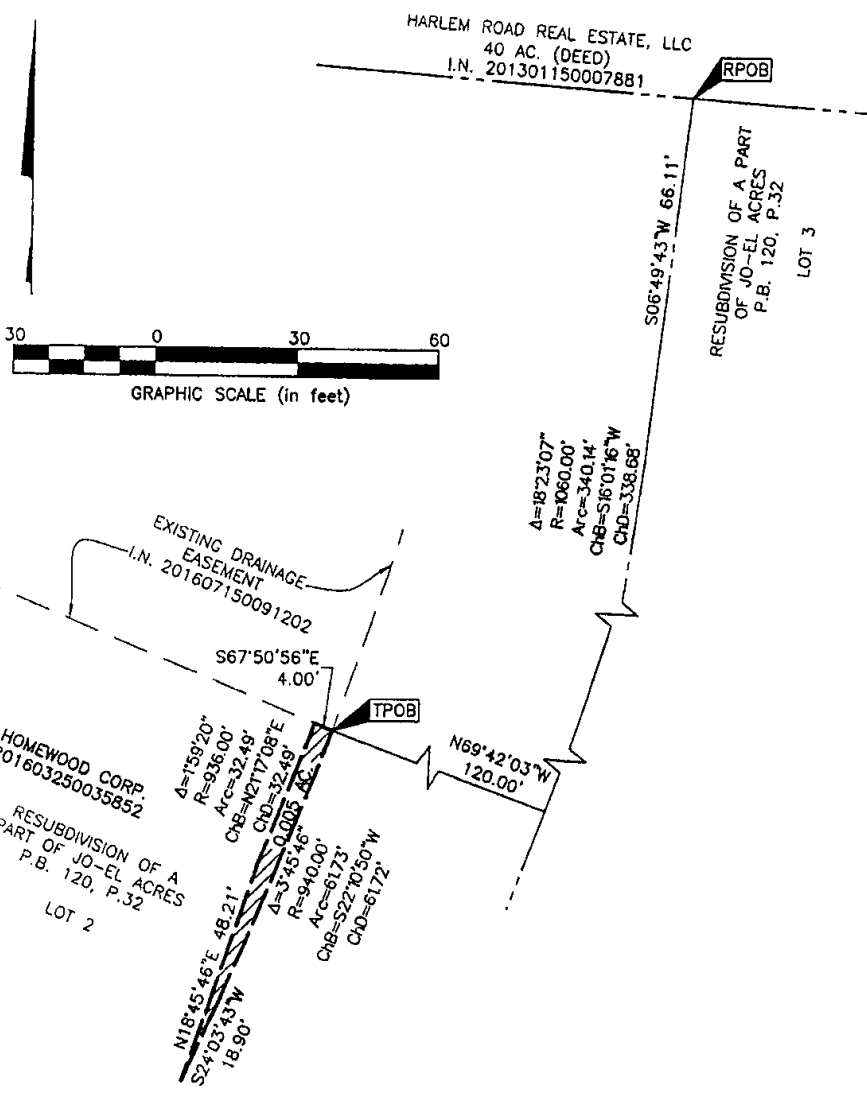
TEMPORARY EASEMENT

SECTION 6, QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 19, 2018

Job No: 2016-0545

Scale: 1" = 30'



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By John C. Dodgion
John C. Dodgion
Professional Surveyor No. 8069

6/19/2018
Date