



Instrument Number: 201702160023135
Recorded Date: 02/16/2017 4:07:21 PM



Daniel J. O'Connor
 Franklin County Recorder
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 Columbus, OH 43215
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Transaction Number: T20170012094
Document Type: EASEMENT
Document Page Count: 7

Submitted By (Walk-In):
 ISAAC WILES

Return To (Mail Envelope):
 ISAAC WILES

Walk-In

Mail Envelope

First Grantor:
 RIGGINS RUN APARTMENTS I LLC

First Grantee:
 COLUMBUS CITY OF

Fees:

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$40.00
Total Fees:	\$68.00
Amount Paid:	\$68.00
Amount Due:	\$0.00

Instrument Number: 201702160023135
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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**

FEB 16 2017

**CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO**

<p>CONVEYANCE TAX EXEMPT</p>
<p>CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR</p>

DEED OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that, **Riggins Run Apartments I, LLC**, an Ohio limited liability company, "Grantor", for One Dollar (\$1.00) and other good and valuable consideration given by the City of Columbus, Ohio, a municipal corporation, "Grantee", the receipt of which is hereby acknowledged, does hereby grant unto said Grantee, its successors and assigns, a perpetual easement in, over, under, across, within and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating a storm water line and thereto (the "Improvement"):

(SEE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF)

Franklin County Tax Parcel Number: 010-296460-00

Prior Instrument Reference: Instrument No. 20161202164883,
Recorder's Office, Franklin County, Ohio.

All terms and conditions contained herein shall inure to the benefit of and be binding upon the parties and their respective heirs, executors, administrators, successors and assigns.

After Grantee's approval and acceptance of the subject "Improvement", the Grantee agrees that upon subsequent entry by the Grantee for the purpose of construction, installation, reconstruction, replacement, removal, repair, maintenance and operation of said "Improvement", it will restore Grantor's property within said easement area to its former condition as nearly as is reasonably practicable. Grantor understands and agrees that restoration of Grantor's property within the easement area is specifically limited to restoring the property to its former grade and restoring the surface to its former condition, but shall not include repair or replacement of any improvements therein or thereon.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantor and any previously granted rights of record. Grantor retains the right to use the subject real property for all purposes which do not in any manner impair the Grantee's use or interfere with the construction, operation, maintenance, repair, removal, replacement or reconstruction of the "Improvement" or access thereto. Grantor shall not cause or allow any permanent or temporary building, structure, facility, or improvement to be constructed in or upon the subject easement, except utility service lines, paved parking, curbs, driveways, and sidewalks. If Grantor makes permanent or temporary improvements in or upon said easement, other than those stated above, then Grantor shall assume full responsibility for any damage or destruction of such improvements by Grantee, and Grantee, its employees, agents, representatives and contractors, shall not be liable for any damage or destruction of such improvements during the good faith exercise of the rights granted herein.

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, Riggins Run Apartments I, LLC, by its authorized member, has caused this instrument to be executed and subscribed this 31st day of January, 2017.

Riggins Run Apartments I, LLC

By: *David Ruma*
 David Ruma
 Its: Manager

STATE OF OHIO)
) SS:
 COUNTY OF FRANKLIN)

BE IT REMEMBERED that on this 31st day of January, 2017, before me, the subscriber, a Notary Public in and for said county, personally came Riggins Run Apartments I, LLC, by David Ruma, its Manager and acknowledged the signing of the same to be its and his voluntary act and deed, for the uses and purposed therein mentioned.

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

Stephanie Humenay
 Notary Public

3686573.1 : 07402 00014



STEPHANIE HUMENAY
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 4/16/2021

EXHIBIT A

**STORM SEWER EASEMENT
0.924 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 3012, also being in a 19.076 acre tract as conveyed to Riggins Run Apartments I LLC in Instrument Number 201612020164883, and being more particularly described as follows;

Commencing at Franklin County Geodetic Survey Monument 8855 found at an angle point in the original centerline of Avery Road, the northwest corner of dedication for a portion of Avery Road as recorded in the Avery Road and Riggins Road Dedication in Plat Book 120, Page 82, and also being in the east line of Virginia Military Survey District 3453 and the west line of Virginia Military Survey District 3012;

Thence with the original centerline of Avery Road, the west line of said Virginia Military District 3012, the east line of Virginia Military District 3453, and the west line of said dedication of Avery Road, **S 05° 27' 36" E, 1384.02 feet;**

Thence across a 17.961 acre tract as conveyed to Havery Run, LLC in Instrument Number 201612020164882, **N 84° 32' 24" E, 845.12 feet** to the east line of said 17.961 and the west line of said 19.076 acre tract, and being the **TRUE POINT OF BEGINNING** for the easement herein described as follows;

Thence the following four (4) courses across said 19.076 acre tract:

1. **N 73° 57' 09" E, 67.21 feet;**
2. **N 15° 58' 51" W, 117.27 feet;**
3. **N 37° 49' 04" E, 71.08 feet;**
4. **N 15° 58' 51" W, 76.20 feet** to the north line of said 19.076 acre tract and the south line of the remainder of a 71.282 acre tract as conveyed to White Family Farm Ltd. in Official Record 34301, Page G18 and Tim A. White in Instrument Number 201610240145777 and in the remainder of a 23.761 acre tract as conveyed to White Family Farm Ltd. in Instrument Number 201610240145776 and Tim A. White in Instrument Number 201610240145777;

Thence with the north line of said 19.076 acre tract and the south line of the remainder of said 71.282 acre tract, **N 74° 01' 09" E, 15.00 feet;**

Thence the following nine (9) courses across said 19.076 acre tract:

1. **S 15° 58' 51" E, 83.80 feet;**
2. **S 37° 49' 04" W, 71.08 feet;**
3. **S 15° 58' 51" E, 224.96 feet;**
4. **N 74° 01' 09" E, 229.10 feet;**
5. **N 82° 24' 29" E, 94.91 feet;**
6. **S 85° 00' 17" E, 90.40 feet;**
7. **S 63° 12' 13" E, 60.98 feet;**
8. **N 05° 14' 39" W, 88.59 feet;**
9. **N 15° 58' 51" W, 351.34 feet** to the north line of said 19.076 acre tract and the south line of a 2.637 acre tract as conveyed to Havery Run, LLC in Instrument Number 201612020164882;

Thence with the south line of said 2.637 acre tract and the north line of said 19.076 acre tract, **N 74° 01' 09" E, 15.00 feet;**

Thence the following seventeen (17) courses across said 19.076 acre tract:

1. **S 15° 58' 51" E, 352.75 feet;**
2. **S 05° 14' 39" E, 104.99 feet;**
3. **S 16° 37' 26" W, 100.71 feet;**

4. **S 71° 57' 03" E, 164.39 feet;**
5. **S 08° 13' 26" E, 47.82 feet;**
6. **S 07° 03' 49" W, 139.76 feet;**
7. **S 58° 59' 50" E, 68.14 feet;**
8. **S 31° 00' 10" W, 15.00 feet;**
9. **N 58° 59' 50" W, 77.89 feet;**
10. **N 07° 03' 49" E, 147.50 feet;**
11. **N 08° 13' 26" W, 36.48 feet;**
12. **N 71° 57' 03" W, 156.96 feet;**
13. **S 36° 21' 36" W, 78.45 feet;**
14. **S 55° 51' 22" W, 113.51 feet;**
15. **S 73° 58' 34" W, 148.80 feet;**
16. **S 16° 56' 58" E, 111.44 feet;**
17. **S 73° 03' 02" W, 6.19 feet** to the west line of said 19.076 acre tract and the east line of said 17.961 acre tract;

Thence with the west line of said 19.076 and the east line of said 17.961 acre tract, **N 82° 54' 22" W, 9.65 feet;**

Thence the following four (4) courses across said 19.076 acre tract:

1. **N 16° 56' 58" W, 221.11 feet;**
2. **N 48° 01' 25" W, 58.48 feet;**
3. **S 73° 03' 02" W, 88.58 feet;**
4. **N 57° 26' 46" W, 40.49 feet** to the west line of said 19.076 acre tract and the east line of said 17.961 acre tract;

Thence with the west line of said 19.076 and the east line of said 17.961 acre tract, **N 15° 58' 51" W, 22.65 feet;**

Thence the following fourteen (14) courses across said 19.076 acre tract:

1. **S 57° 26' 46" E, 50.55 feet;**
2. **N 73° 03' 02" E, 90.14 feet;**
3. **S 48° 01' 25" E, 71.12 feet;**
4. **S 16° 56' 58" E, 102.78 feet;**
5. **N 73° 58' 34" E, 146.65 feet;**
6. **N 55° 51' 22" E, 108.54 feet;**
7. **N 36° 21' 36" E, 79.99 feet;**
8. **N 16° 37' 26" E, 98.99 feet;**
9. **N 63° 12' 13" W, 65.36 feet;**
10. **N 85° 00' 17" W, 85.85 feet;**
11. **S 82° 24' 29" W, 92.15 feet;**
12. **S 74° 01' 09" W, 243.00 feet;**
13. **N 15° 58' 51" W, 115.30 feet;**
14. **S 73° 57' 09" W, 67.21 feet** to the west line of said 19.076 acre tract and the east line of said 17.961 acre tract;

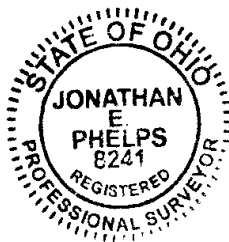
Thence with the west line of said 19.076 and the east line of said 17.961 acre tract, **N 15° 58' 51" W, 15.00 feet** to the **TRUE POINT OF BEGINNING**, containing **0.924 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with actual field survey work. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said Bearings were derived from GPS observation and determine the

centerline of Avery Road to have a bearing of N05°27'36"W between FCGS Monument 8855 and FCGS Monument 2221.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio.



ADVANCED CIVIL DESIGN INC.

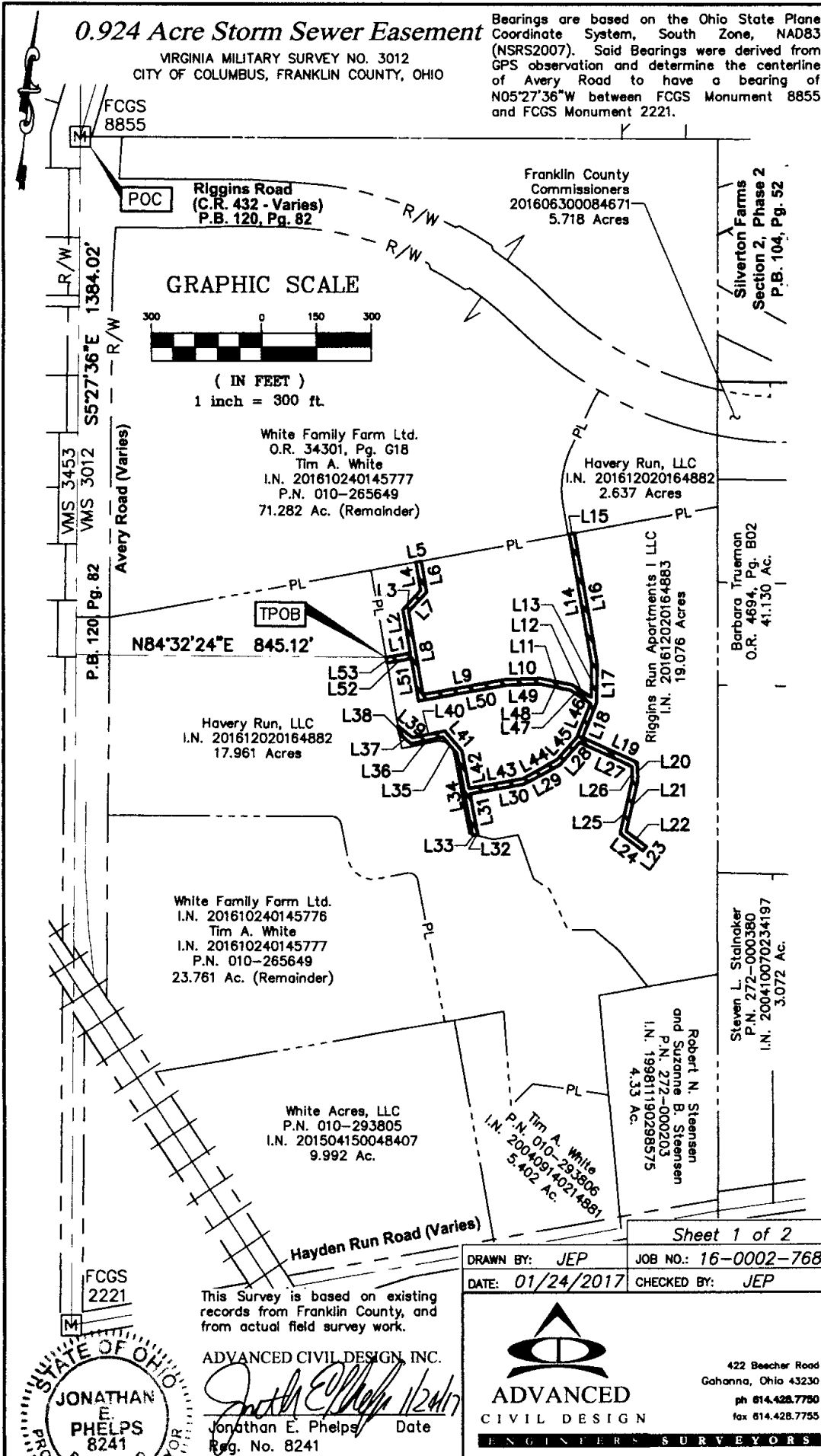
Jonathan E. Phelps 1/24/17

Jonathan E. Phelps, PS
Reg. No. 8241

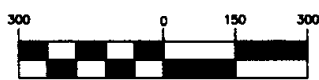
0.924 Acre Storm Sewer Easement

VIRGINIA MILITARY SURVEY NO. 3012
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said Bearings were derived from GPS observation and determine the centerline of Avery Road to have a bearing of N05°27'36"W between FCGS Monument 8855 and FCGS Monument 2221.

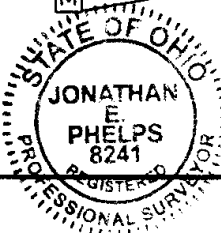


GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

Z:\16-0002-768\DWG\PRODUCTION DRAWINGS\SURVEY\0002-768 Storm Easmt Exhibit_Peas_Splits_19.076.dwg Layout1 Jan 24, 2017 - 11:02:52pm jphelps



ADVANCED CIVIL DESIGN, INC.
 Jonathan E. Phelps Date 1/24/17
 Reg. No. 8241

DRAWN BY: JEP JOB NO.: 16-0002-768
 DATE: 01/24/2017 CHECKED BY: JEP

ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

Sheet 1 of 2

This Survey is based on existing records from Franklin County, and from actual field survey work.

FCGS 2221

FCGS 8855

POC Riggins Road (C.R. 432 -Varies) P.B. 120, Pg. 82

Franklin County Commissioners 201606300084671 5.718 Acres

Silverton Farms Section 2, Phase 2 P.B. 104, Pg. 52

White Family Farm Ltd. O.R. 34301, Pg. G18 Tim A. White I.N. 201610240145777 P.N. 010-265649 71.282 Ac. (Remainder)

Havery Run, LLC I.N. 201612020164882 2.637 Acres

TPOB N84°32'24"E 845.12'

Havery Run, LLC I.N. 201612020164882 17.961 Acres

Riggins Run Apartments I LLC I.N. 201612020164883 19.076 Acres

Barbara Trueman O.R. 4694, Pg. B02 41.130 Ac.

White Family Farm Ltd. I.N. 201610240145776 Tim A. White I.N. 201610240145777 P.N. 010-265649 23.761 Ac. (Remainder)

White Acres, LLC P.N. 010-293805 I.N. 201504150048407 9.992 Ac.

Tim A. White P.N. 010-293806 I.N. 200409140214581 5.402 Ac.

Robert N. Steensen and Suzanne B. Steensen P.N. 272-000203 I.N. 199811190298575 4.33 Ac.

Steven L. Stainaker P.N. 272-000380 I.N. 200410070234197 3.072 Ac.

Hayden Run Road (Varies)

0.924 Acre Storm Sewer Easement

VIRGINIA MILITARY SURVEY NO. 3012
CITY OF COLUMBUS & WASHINGTON TOWNSHIP,
FRANKLIN COUNTY, OHIO

LINE TABLE			LINE TABLE		
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	67.21'	N73°57'09"E	L28	78.45'	S36°21'36"W
L2	117.27'	N15°58'51"W	L29	113.51'	S55°51'22"W
L3	71.08'	N37°49'04"E	L30	148.80'	S73°58'34"W
L4	76.20'	N15°58'51"W	L31	111.44'	S16°56'58"E
L5	15.00'	N74°01'09"E	L32	6.19'	S73°03'02"W
L6	83.80'	S15°58'51"E	L33	9.65'	N82°54'22"W
L7	71.08'	S37°49'04"W	L34	221.11'	N16°56'58"W
L8	224.96'	S15°58'51"E	L35	58.48'	N48°01'25"W
L9	229.10'	N74°01'09"E	L36	88.58'	S73°03'02"W
L10	94.91'	N82°24'29"E	L37	40.49'	N57°26'46"W
L11	90.40'	S85°00'17"E	L38	22.65'	N15°58'51"W
L12	60.98'	S63°12'13"E	L39	50.55'	S57°26'46"E
L13	88.59'	N05°14'39"W	L40	90.14'	N73°03'02"E
L14	351.34'	N15°58'51"W	L41	71.12'	S48°01'25"E
L15	15.00'	N74°01'09"E	L42	102.78'	S16°56'58"E
L16	352.75'	S15°58'51"E	L43	146.65'	N73°58'34"E
L17	104.99'	S05°14'39"E	L44	108.54'	N55°51'22"E
L18	100.71'	S16°37'26"W	L45	79.99'	N36°21'36"E
L19	164.39'	S71°57'03"E	L46	98.99'	N16°37'26"E
L20	47.82'	S08°13'26"E	L47	65.36'	N63°12'13"W
L21	139.76'	S07°03'49"W	L48	85.85'	N85°00'17"W
L22	68.14'	S58°59'50"E	L49	92.15'	S82°24'29"W
L23	15.00'	S31°00'10"W	L50	243.00'	S74°01'09"W
L24	77.89'	N58°59'50"W	L51	115.30'	N15°58'51"W
L25	147.50'	N07°03'49"E	L52	67.21'	S73°57'09"W
L26	36.48'	N08°13'26"W	L53	15.00'	N15°58'51"W
L27	156.96'	N71°57'03"W			

Sheet 2 of 2

DRAWN BY: JEP	JOB NO.: 16-0002-768
DATE: 01/24/2017	CHECKED BY: JEP


ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

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