

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 8-6-18 Transfer Tax Paid 0
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~
Delaware County Auditor By TB

Doc ID: 012655960004 Type: OFF
Kind: EASEMENT
Recorded: 08/06/2018 at 03:27:38 PM
Fee Amt: \$44.00 Page 1 of 4
Workflow# 0000167814-0010
Delaware County, OH
Melissa Jordan County Recorder
File# 2018-00020891
BK **1587** PG **850-853**
STEWART TITLE BOX

DEED OF EASEMENT
Ingress/Egress Access

TAPESTRY PARK POLARIS, LLC, an Alabama limited liability company
"Grantor", for One Dollar (\$1.00) and other good and valuable consideration paid by the CITY
OF COLUMBUS, OHIO, a municipal corporation "Grantee", the receipt of which is hereby
acknowledged, does hereby forever grant to Grantee, its successors and assigns, a perpetual
right-of-way easement for fire and police ingress/egress access and roadway purposes, in, on,
over, under, across, within and through the following described real property (the "Easement
Area"):

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

Delaware County Tax Parcel No.
Prior Instrument Reference:

D.B. Vol. 1587, Page 846,
Recorder's Office, Delaware County, Ohio.

The Easement shall run with the land and 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.

Grantor hereby releases and discharges the Grantee, City of Columbus, Ohio, from any
future Ohio Constitution, Article I, Section 19 just compensation claims arising from this grant.

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.

Stewart Title Agency
of Columbus Box
01032-22637
10 08-14 CH

[REMAINDER OF PAGE INTENTIONALLY BLANK; "GRANTOR'S EXECUTION" BEGINS ON NEXT PAGE]

The Grantor, TAPESTRY PARK POLARIS, LLC, an Alabama limited liability company by its duly authorized representative, has caused this instrument to be executed and subscribed this 25 day of July, 2018.

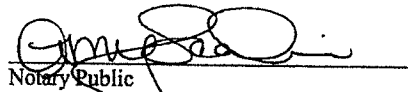


Print name: William C. Morris
Title: VICE PRESIDENT - DEVELOPMENT

STATE OF Alabama
COUNTY OF Shelby, SS:

BE IT REMEMBERED that on this 25th day of July, 2018, I affixed my seal evidencing the foregoing instrument was acknowledged before me by William C. Morris Vice President - Development of TAPESTRY PARK POLARIS, LLC.

(seal)


Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Jeff Bennington (7-25-2018)
Real Estate Attorney
Real Estate Division
For: Jerry Ryser / Lt. Loper Columbus Div. of Fire
Re: Candlelite Lane Fire Access

My Commission Expires
October 11, 2021

[REMAINDER OF PAGE INTENTIONALLY BLANK; "EXHIBIT-A" BEGINS ON NEXT PAGE]

EXHIBIT-A (Pg. 1/2)

**FIRE ACCESS EASEMENT
0.234 ACRE**

Situated in the State of Ohio, County of Delaware, City of Columbus, in Farm Lot 3, Quarter Township 3, Township 3, Range 18, United States Military Lands, being across Candlelite Lane (vacated by Ordinance Number _____) of the subdivision entitled "Shuster Subdivision", of record in Plat Book 7, Page 49, said vacated Candlelite Lane being conveyed to Tapestry Park Polaris, LLC by deed of record in Official Record _____, Page _____, (all references are to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the northeasterly corner of Lot 197 of said Shuster Subdivision, in the westerly line of the subdivision entitled "Prestwick Commons Section 4", of record in Plat Cabinet 2, Slide 322;

Thence North 02° 57' 01" East, with said westerly line, a distance of 19.81 feet, to the TRUE POINT OF BEGINNING for this description;

Thence South 84° 59' 05" West, crossing said vacated Candlelite Lane, a distance of 33.52 feet to a point;

Thence North 86° 45' 46" West, crossing said vacated Candlelite Lane, a distance of 475.36 feet to a point in the easterly right of way line of Candlelite Lane;

Thence North 02° 57' 01" East, with said easterly right of way line, a distance of 20.00 feet to a point;

Thence South 86° 45' 46" East, crossing said vacated Candlelite Lane, a distance of 473.91 feet to a point;

Thence North 84° 59' 05" East, crossing said vacated Candlelite Lane, a distance of 34.87 feet to a point in the westerly line of said Prestwick Commons;

Thence South 02° 57' 01" West, with said westerly line, a distance of 20.19 feet to the TRUE POINT OF BEGINNING, containing 0.234 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date

