

AMP



Doc ID: 010104010004 Type: OFF  
Kind: EASEMENT  
Recorded: 09/30/2013 at 08:35:20 AM  
Fee Amt: \$44.00 Page 1 of 4  
Workflow# 0000063176-0001  
Delaware County, OH  
Melissa Jordan County Recorder  
File# 2013-00036556

COLUMBUS CITY ATTORNEY'S  
OFFICE  
90 W BROAD ST  
2D FLOOR  
COLUMBUS, OH 43015

BK 1250 PG 545-548

Delaware County

The Grantor Has Complied With  
Section 319.202 Of The R.C.

DATE 9/30/13 Transfer Tax Paid 0  
~~TRANSFERRED OR TRANSFER NOT NECESSARY~~  
Delaware County Auditor By AN

**DEED OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS that **DONALD E. CRAVEN** and **BARBARA J. CRAVEN**, "Grantors", husband and wife, for One Dollar (\$1.00) and other good and valuable consideration paid by the **CITY OF COLUMBUS, OHIO**, "Grantee", a municipal corporation, the receipt of which is hereby acknowledged, do hereby grant to Grantee, its successors and assigns forever, a perpetual easement in, over, under, across and through the following described real property for the purposes of constructing, installing, reconstructing, replacing, removing, repairing, maintaining and operating sewer utility lines and appurtenances thereto (the "Improvement"):

**CC16395**

Situated in the State of Ohio, County of Delaware, City of Columbus, Quarter Township 3, Township 3, Range 18, U.S.M.D., and being part of that 4.03 acre tract conveyed to Donald E. Craven and Barbara J. Craven of record in Deed Book 461, Page 761, and described as follows:

*Beginning* in the east line of said 4.03 acre tract, the same being the west line of Tract II as shown in the deed to Remington Woods LLC of record in Official Record 1217 Page 746, being S 08° 00' 07" W, along said east and west lines, 84.22 feet from a common corner thereof, in the south line of Village at Olentangy Meadows Section 1 Part 2 as recorded in Plat Cabinet 3, Slide 651;

Thence S 87° 47' 06" E, across said 4.03 acre tract, 5.11 feet;

Thence S 02° 12' 54" W, across said 4.03 acre tract, 39.16 feet;

Thence S 08° 43' 49" W, across said 4.03 acre tract, 67.79 feet;

Thence N 81° 55' 52" W, across said 4.03 acre tract, 8.17 feet to the west line of said 4.03 acre tract, the same being the east line of said Tract II;

Thence N 08° 00' 07" E, along the west line of said 4.03 acre tract, the same being the east line of said Tract II, 106.22 feet to the *Point of Beginning*. **Containing 0.020 acre of land, more or less.**

Bearings are based on the Ohio State Plane Coordinate System per NAD83 CORS96.

The above description was written by Advanced Civil Design, Inc. on March 12, 2013 from existing records and an actual field. A drawing of the above description is attached hereto and made a part thereof.

All references are to the records of the Recorder's Office, Delaware County, Ohio. John C. Dodgion, P.S. 8069

**Delaware County Tax Parcel No. 318-343-01-013-000**

Prior Instrument Reference: D.B. Vol. 461, Pg. 761,  
Recorder's Office, Delaware 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 and administrators.

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

The Grantee, subject to the "Improvement" anticipated by the easement rights granted herein, shall cause the described easement area to be restored to its former surface condition and grade elevation after all entries thereon.

The perpetual easement rights granted herein are "exclusive" as to all except the Grantors and any previously granted rights of record. Grantors retain 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. Grantors 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, driveways, and sidewalks. If Grantors make permanent or temporary improvements in or upon said easement, other than those stated above, then Grantors 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 Grantors hereby covenant with Grantee to be the true and lawful owners 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.

**\*\*\*Signatures Begin on Next Page\*\*\***

The Grantor, Donald E. Craven and Barbara J. Craven, have caused this instrument to be subscribed this 20 day of September, 2013.

*Donald E. Craven*

Donald E. Craven, husband

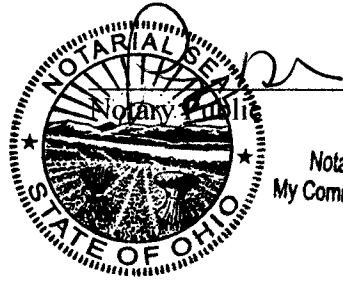
*Barbara J. Craven*

Barbara J. Craven, wife

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

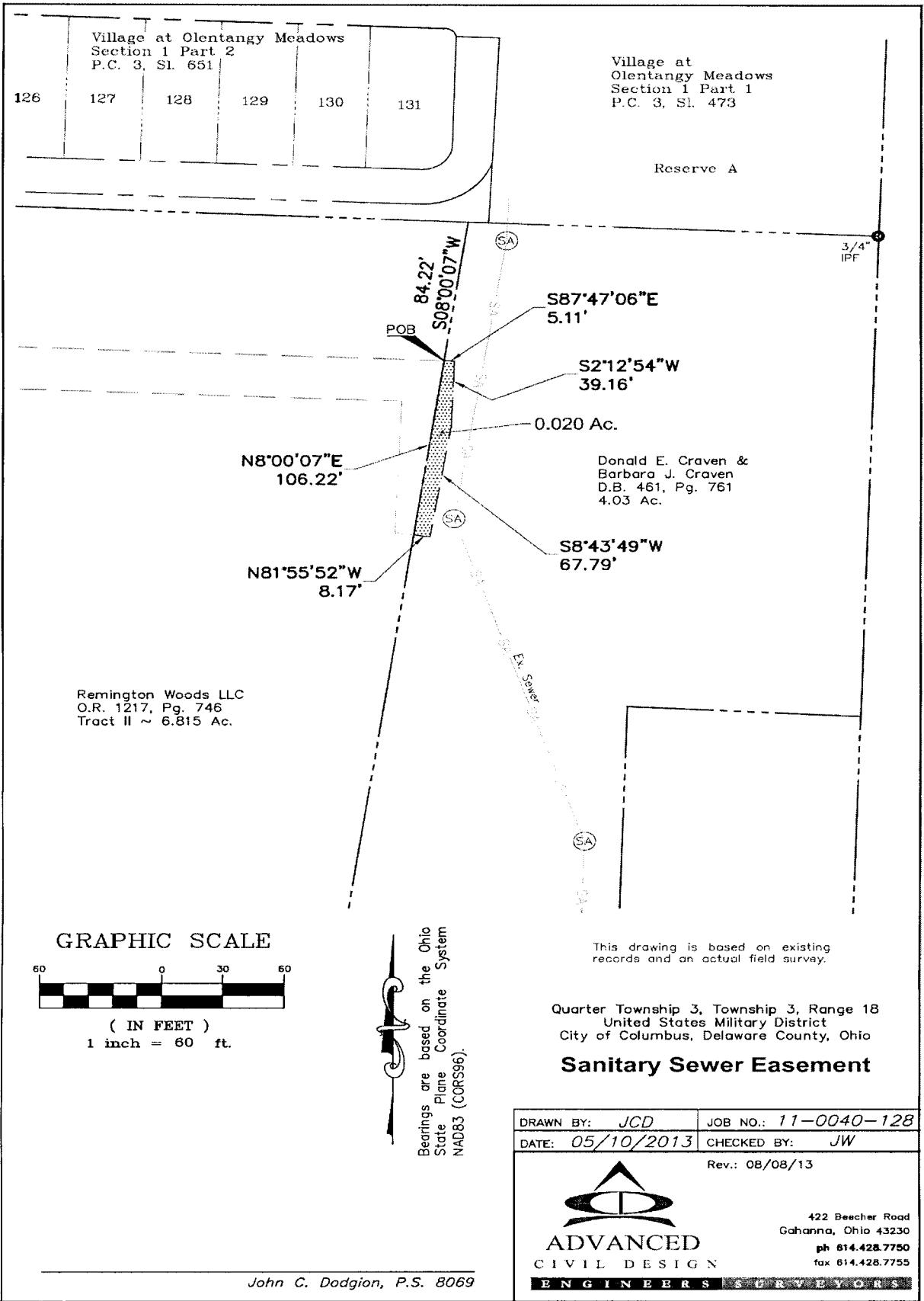
BE IT REMEMBERED that on this 20 day of September, 2013, the foregoing instrument was acknowledged before me by Donald E. Craven and Barbara J. Craven, husband and wife.

(seal)



Penny Beach  
Notary Public, State of Ohio  
My Commission Expires 07-01-2016

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: David E. Peterson 8-27-13  
Real Estate Attorney  
Real Estate Division  
For: Division of Sewer and Drainage-Sanitary  
Re: CC16395-Remington Woods AMF



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

Bearings are based on the Ohio State Plane Coordinate System NAD83 (CORS96).

This drawing is based on existing records and an actual field survey.

Quarter Township 3, Township 3, Range 18  
United States Military District  
City of Columbus, Delaware County, Ohio

**Sanitary Sewer Easement**

DRAWN BY: JCD      JOB NO.: 11-0040-128

DATE: 05/10/2013      CHECKED BY: JW

Rev.: 08/08/13

**ADVANCED**  
CIVIL DESIGN  
**ENGINEERS SURVEYORS**

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

John C. Dodgion, P.S. 8069