



**Instrument Number: 201608120105984**  
**Recorded Date: 08/12/2016 9:58:02 AM**



Terry J. Brown  
 Franklin County Recorder  
 373 South High Street, 18<sup>th</sup> Floor  
 Columbus, OH 43215  
 (614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

FranklinCountyRecorderTerryBrown @RecorderBrown

**Transaction Number: T20160050018**  
**Document Type: EASEMENT**  
**Document Page Count: 6**

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

Walk-In

**Return To (Box):**  
 CITY ATTORNEY BOX/REAL ESTATE DIV.

Box

**First Grantor:**  
 TIM A WHITE

**First Grantee:**  
 COLUMBUS CITY OF

**Fees:**  
 Document Recording Fee: \$28.00  
 Additional Pages Fee: \$32.00  
**Total Fees: \$60.00**  
**Amount Paid: \$60.00**  
**Amount Due: \$0.00**

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OFFICIAL RECORDING COVER PAGE

**DO NOT DETACH**

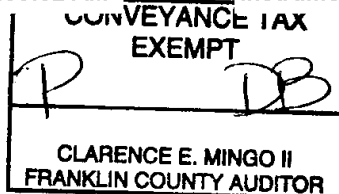
THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.  
 COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER  
NOT NECESSARY

AUG 12 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



**DEED OF EASEMENT**  
(FOR STORMWATER PURPOSES)

KNOW ALL MEN BY THESE PRESENTS that **TIM A. WHITE**, "Grantor", a married man, 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 forever grant to Grantee, its successors and assigns, an exclusive perpetual easement in, over, under, across and through the following described real property (the "Easement Area"), including the right of reasonable access thereto, for the purposes of excavating, constructing, installing, reconstructing, replacing, removing, repairing, maintaining, controlling, and operating a perpetual water course, ditch, channel, pipes, detention and retention facilities, or other drainage facility (the "Improvement"), including the right to discharge water into and onto Grantor's adjacent real property:

**PARCEL NOS. 7-DV1 (approx. 3.576 acres) & 7-DV2 (approx. 1.832 acres)**

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

Franklin County Tax Parcel Number: 010-265650

Prior Instrument Reference: O.R. 13859, Page B07

Recorder's Office, Franklin 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 Grantee, as soon as is practicable after all entries made pursuant to the rights granted herein, shall cause restoration of the described Easement Area by returning it to its former grade and restoring the surface to its former condition as nearly as is reasonably possible, but subject to the terms and conditions and the improvements anticipated by the easement rights granted herein. 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.

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, asphalt or concrete parking, driveways, and sidewalks. If Grantor makes permanent or temporary improvements in or upon said Easement Area, 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. Subject to the rights granted to Grantee herein, Grantor shall remain responsible for regular mowing and general maintenance of the Easement Area, which shall be in a manner consistent with the mowing

and general maintenance of the remainder of Grantor's property.

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.

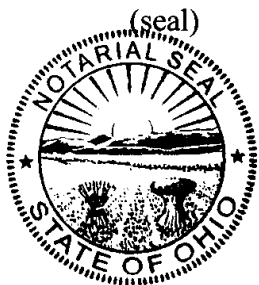
The Grantor hereby covenants with Grantee to be the true and lawful owner of the above-described real property and lawfully seized of the same in fee simple and having good right and full power to grant this Deed of Easement, and will not convey or transfer fee simple ownership of the described real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

The Grantor, Tim A. White, married husband, and Karyn P. White, spouse of Grantor, married wife, who releases any rights of dower pursuant to this instrument, who both represent and warrant being married to one another and possessing legal authority and capacity to cause this instrument to be subscribed on the dates acknowledged below.

Signed: *Tim A. White*  
PRINT NAME: Tim A. White, Grantor

STATE OF OHIO  
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED that on this 24 day of May, 2016, I affixed my seal evidencing the foregoing instrument was acknowledged before me by Tim A. White.



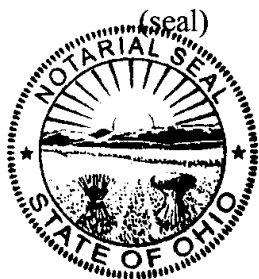
Tonia Tyree-Tatar  
Notary Public, State of Ohio  
My Commission Expires 11-12-2016

*Tonia Tyree-Tatar*  
Notary Public

Signed: *Karyn P White*  
PRINT NAME: Karyn P. White, Wife

<sup>OHIO</sup>  
STATE OF ~~SOUTH CAROLINA~~  
COUNTY OF ~~GREENVILLE~~, SS:  
~~FRANKLIN~~

BE IT REMEMBERED that on this 24<sup>th</sup> day of May, 2016, I affixed my seal evidencing the foregoing instrument was acknowledged before me by Karyn P. White.



Tonia Tyree-Tatar  
Notary Public, State of Ohio  
My Commission Expires 11-12-2016

*Tonia Tyree-Tatar*  
Notary Public

This instrument prepared by:  
CITY OF COLUMBUS, DEPARTMENT OF LAW  
By: David E. Peterson (1-19-16)  
Real Estate Attorney  
Real Estate Division  
For: Division of Sewerage and Drainage  
Re: Jason Sanson - Jud Hines DPS & FCEO  
Avery Road and Riggins Road Dedication

**DRAINAGE EASEMENT  
3.576 ACRE  
PARCEL 7-DV1  
RIGGINS ROAD (CR-432) PART 3**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 3012 of the Virginia Military District, being on, over, and across the remainder of the 23.761 acre tract conveyed to Tim A. White by deed of record in Official Record 13859B07, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

**BEGINNING** at the northeasterly corner of said 23.761 acre tract;

thence South 05° 57' 26" East, with the easterly line of said 23.761 acre tract, a distance of 457.09 feet to the southeasterly corner thereof;

thence South 74° 04' 59" West, with the southerly line of said 23.761 acre tract, a distance of 193.97 feet to a point;

thence across said 23.761 acre tract, the following courses:

North 45° 55' 01" West, a distance of 105.46 feet to a point;

South 45° 23' 40" West, a distance of 58.00 feet to a point;

North 44° 36' 20" West, a distance of 20.00 feet to a point;

North 45° 23' 40" East, a distance of 59.00 feet to a point;

North 55° 55' 01" West, a distance of 87.00 feet to a point;

South 84° 02' 34" West, a distance of 73.00 feet to a point;

North 30° 55' 01" West, a distance of 149.35 feet to a point;

North 64° 02' 34" East, a distance of 212.72 feet to a point;

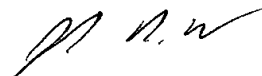
North 19° 55' 47" East, a distance of 144.81 feet to the northerly line of said 23.761 acre tract;

thence North 84° 16' 16" East, with said northerly line, a distance of 210.00 feet, to the **POINT OF BEGINNING**, containing 3.576 acre, more or less.

The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including FCGS 8855 and FCGS 2221, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, having a calculated bearing of North 05° 27' 44" West.

This description is based on an actual field survey performed by EMH&T.

EVANS, MECHWART, HAMBLETON & TILTON, INC.




Joshua M. Meyer  
Professional Surveyor No. 8485

3-17-2016

Date

JMM:sg  
7DV1 3\_576 ac TimAWhite 20140885.doc

0-110-L  
TNN  
continued  
in  
(010)  
265650

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E.	
BY: <u>AS</u>	
DATE: <u>11 Apr 16</u>	

**DRAINAGE EASEMENT  
1.832 ACRE  
PARCEL 7-DV2  
RIGGINS ROAD (CR-432) PART 3**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Survey Number 3012 of the Virginia Military District, being on, over, and across the remainder of the 23.761 acre tract conveyed to Tim A. White by deed of record in Official Record 13859B07, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

*BEGINNING* at the southwesterly corner of said 23.761 acre tract;

thence North 39° 16' 32" West, with a westerly line of said 23.761 acre tract, a distance of 244.21 feet to a southwesterly corner of said remainder tract and the southerly terminus of the easterly right-of-way line of Avery Road as shown on the plat entitled "Avery Road and Riggins Road Dedication" of record in Plat Book \_\_\_\_\_, Pages \_\_\_\_ and \_\_\_\_;

thence North 05° 27' 44" West, with said easterly right-of-way line and a westerly line of said remainder tract, a distance of 76.99 feet to a point;

thence across said 23.761 acre tract, the following courses:

North 84° 32' 16" East, a distance of 130.85 feet to a point;

South 69° 00' 55" East, a distance of 395.00 feet to a point;

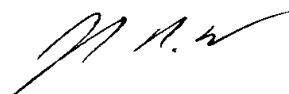
South 15° 45' 23" East, a distance of 40.00 feet to the southerly line of said 23.761 acre tract;

thence South 74° 14' 37" West, with said southerly line, a distance of 361.58 feet, to the *POINT OF BEGINNING*, containing 1.832 acre, more or less.

The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including FCGS 8855 and FCGS 2221, and are based on the Ohio State Plane Coordinate System, South Zone as per NAD 83, 1986 Adjustment, having a calculated bearing of North 05° 27' 44" West.

This description is based on an actual field survey performed by EMH&T.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



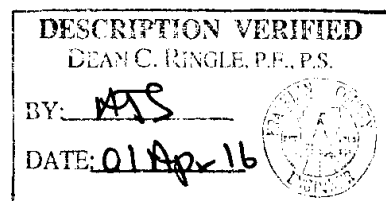
Joshua M. Meyer  
Professional Surveyor No. 8485

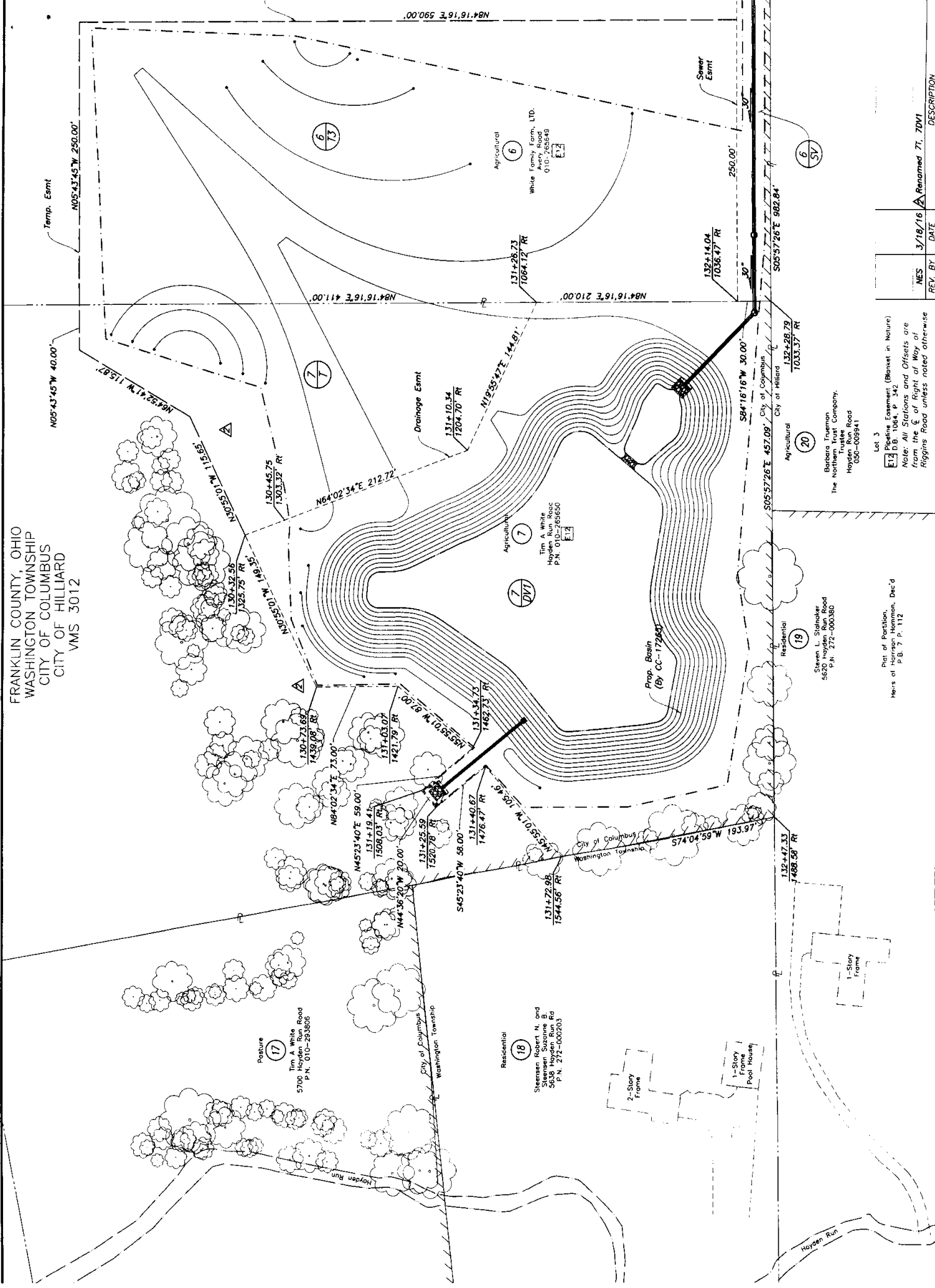
3-17-2016

Date

JMM:sg  
7DV2 1\_832 ac TimAWhite 20140885.doc

0-110-L  
TMN  
contained  
in  
(010)  
265650





FRANKLIN COUNTY, OHIO  
 WASHINGTON TOWNSHIP  
 CITY OF COLUMBUS  
 CITY OF HILLIARD  
 VMS 3012

REV. BY	DATE	DESCRIPTION
NES	3/18/16	Renamed T1, T2V1

Let 3  
 E12 Pipeline Easement (Benefit in Nature)  
 D.B. 1084, p. 342  
 Note: All Stations and Offsets are from the  $\xi$  of Right of Way of Riggins Road unless noted otherwise

Plot of Partition, Washington, Dec'd  
 P.B. 7, p. 112

Matchline Sta. See Sheet 15

FRANKLIN COUNTY, OHIO  
WASHINGTON TOWNSHIP  
CITY OF COLUMBUS  
VMS 3012

Residential  
15  
Steven L. Schuster  
272-000631

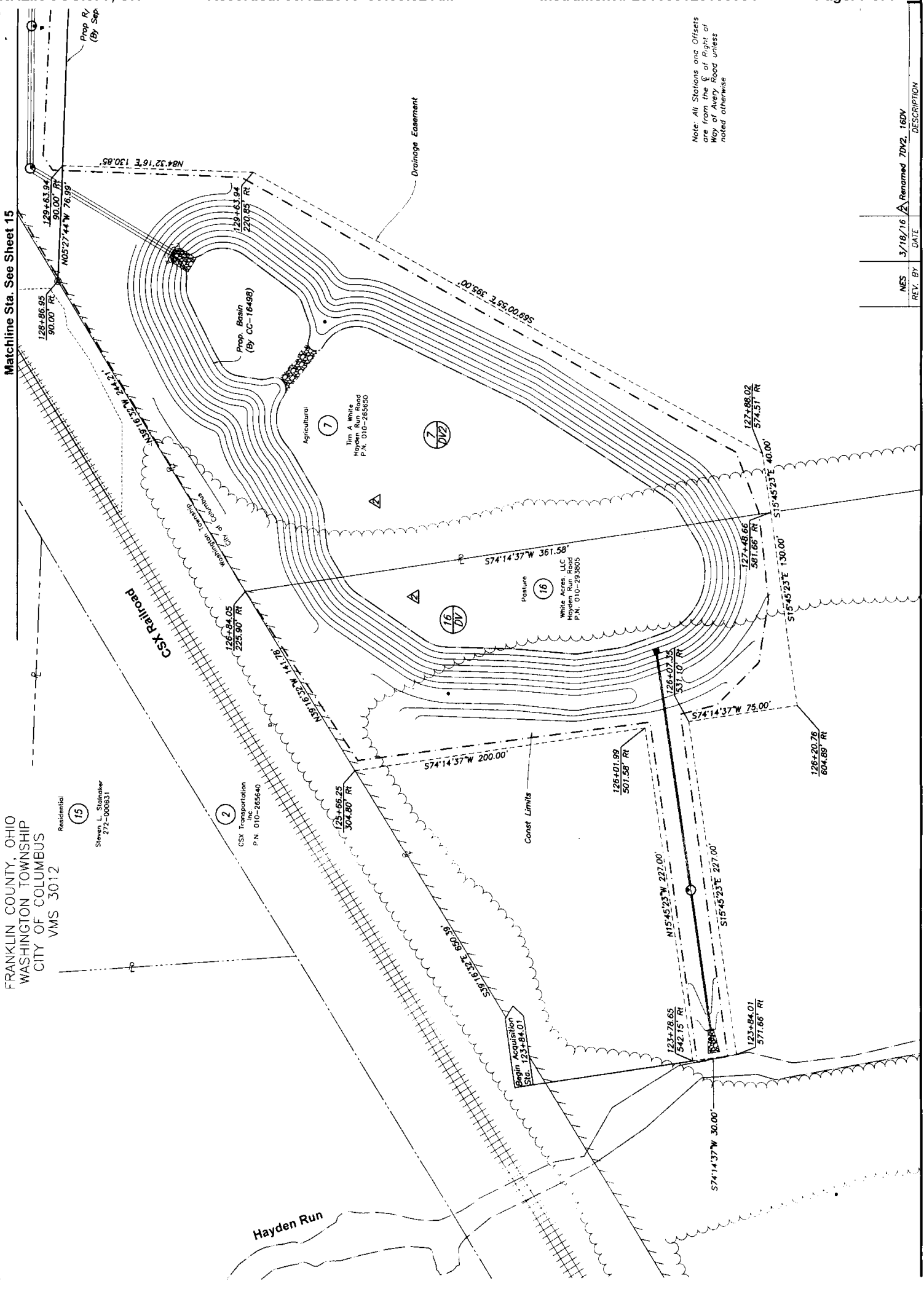
2  
CSX Transportation  
Inc.  
P.N. 010-265640

7  
Agricultural  
Tim A. White  
Hayden Run Road  
P.N. 010-265650

16  
Pasture  
White Acres, LLC  
Washington  
P.N. 010-293905

Begin Acquisition  
Sta. 123+84.01

Note: All Stations and Offsets  
are from the C of Right of  
Way of Avery Road unless  
noted otherwise



REV.	BY	DATE	DESCRIPTION
NES	3/18/16	Renamed TDV2 - 16DV	