



Doc ID: 009982990004 Type: OFF
 Kind: EASEMENT
 Recorded: 06/27/2013 at 03:55:19 PM
 Fee Amt: \$44.00 Page 1 of 4
 Workflow# 0000056530-0004
 Delaware County, OH
 Melissa Jordan County Recorder
 File# 2013-00025019

Deed
 The Grantor and Grantee are both Wif
 Section 319.02 of the R.C.
 DATE 6-27-13 Transfer Tax Paid
TRANSFERRED OR TRANSFER NOT NECESSARY
 Delaware County Auditor By S. Gibbs

BK **1229** PG **340-343**

COLUMBUS CITY ATTORNEY'S
 OFFICE
~~171 N BROAD~~ ST
 2ND FLOOR
 COLUMBUS, OH 43015

DEED OF EASEMENT

Ingress/Egress Access

KNOW ALL MEN BY THESE PRESENTS that the **EDWARD ROSE MILLENNIAL DEVELOPMENT, L.L.C.**, "Grantor", a Michigan limited liability company, for 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 perpetual right-of-way easement for public and private ingress/egress access roadway purposes in, over, under, across, and through the following described real property:

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 11, Section 4, Township 3, Range 18, United States Military Lands, being a 0.009 acre Access Easement that lies over and across a 17.858 acre tract of land described in a deed to Edward Rose Millennial Development L.L.C., of record in Official Record Volume 934, Page 52, and being more particularly described as follows:

COMMENCING for reference at Franklin County Geodetic Survey Monument 1435 at the intersection of the centerline of Sancus Boulevard of record in Plat Cabinet 1, Slide 129 & 130 and the centerline of Lazelle Road (County Road 6);

Thence South 86°37'53" East, a distance of 631.13 feet, with the centerline of said Lazelle Road, to a point;

Thence North 03°22'07" East, a distance of 50.00 feet, crossing said Lazelle Road right of way, to an iron pin found at the southwest corner of said 17.858 acre tract on the northerly right of way line of said Lazelle Road, also being on the northerly line of a 0.306 acre tract of land described in a deed to the City of Columbus of record in Official Record Volume 200, Page 285;

Thence South 86°37'53" East, a distance of 124.02 feet, with the south line of said 17.858 acre tract, the north right-of-way line of said

Lazelle Road and the north line of said 0.306 acre tract to the **TRUE POINT OF BEGINNING** of the access easement to be described;

Thence crossing said 17.858 acre tract with the following three (3) courses and distances:

1. North 03°22'07" East, a distance of 11.25 feet, to a point;
2. South 86°37'53" East, a distance of 35.00 feet, to a point;
3. South 03°22'07" West, a distance of 11.25 feet, to a point on the south line of said 17.858 acre tract, the north right-of-way line of said Lazelle Road and the north line of said 0.306 acre tract;

Thence, North 86°37'53" West, a distance of 35.00 feet, with the south line of said 17.858 acre tract, the north right-of-way line of said Lazelle Road and the north line of said 0.306 acre tract to the **True Point of Beginning**;

Containing 0.009 acres of land, more or less.

Basis of Bearing: Bearings are based on data acquired by GPS observations as per NAD 83 (1995)-Ohio State Plane Coordinate System-North Zone from the Delaware County Geodetic Control Monumentation.

The above description is based on and referenced to an exhibit prepared by Floyd Browne Group, attached hereto and made a part hereof.

All references are to the records of the Recorder's Office, Delaware County, Ohio.

Delaware County Tax Parcel No. 318-433-01-009-002.

Prior Instrument Reference: O.R. 934, Pg. 52
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 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.

The Grantor, by its duly authorized representative, has hereunto caused this instrument to be subscribed this 5th day of October 2012.

EDWARD ROSE MILLENNIAL DEVELOPMENT, L.L.C.
a Michigan limited liability company

By: *Warren Rose*
Warren Rose
Its: Manager

STATE OF ~~OHIO~~ MICHIGAN
COUNTY OF ~~FRANKLIN~~, SS:
CAKLAND

BE IT REMEMBERED that on this 5th day of October 2012 the foregoing instrument was acknowledged before me by Warren Rose, Manager, on behalf of EDWARD ROSE MILLENNIAL DEVELOPMENT, L.L.C., a Michigan limited liability company.

(seal)

Dawn E. Schultz
Notary Public

This instrument prepared by:
CITY OF COLUMBUS, DEPARTMENT OF LAW
By: Brent M. Ralston (2-25-11)
Real Estate Attorney
Real Estate Division
For: Division of Transportation (Jerry Ryser)
Re: 2836 Dr E Lazelle Road





Central Ohio
740.363.6792
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800.325.7647

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EXHIBIT OF AN ACCESS EASEMENT FOR EDWARD ROSE MILLENNIAL DEVELOPMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,
BEING PART OF FARM LOT 11, SECTION 4, TOWNSHIP 3, RANGE 18,
UNITED STATES MILITARY LANDS.

POLARIS CENTER, LLC
D.B. 644, PG. 351
79.600 ACRES
(53.574 ACRE RESIDUAL)

FARM LOT 12
FARM LOT 11

8" SAN (RP-8647)

20' EASEMENT
P.C. 2, SLIDE 639

CORT VENTURE, LLC
D.B. 671, PG. 766
1.075 ACRES

N.P. LIMITED
PARTNERSHIP
ORV. 268, PG. 2241
2.124 ACRES

DETAIL SCALE
1 INCH = 50 FT

EDWARD ROSE MILLENNIAL DEVELOPMENT L.L.C.
O.R.V. 934, PG. 52
17.858 ACRES

NORTH

N 03°22'07" E 11.25'
S 86°37'53" E 124.02'
S 86°37'53" E 35.00'
N 86°37'53" W 35.00'
S 03°22'07" W 11.25'

P.O.B. LAZELLE ROAD - COUNTY ROAD 6

CITY OF COLUMBUS
PARCEL 9-WD
ORV. 200, PG. 285

SUMMERVIEW, LTD
D.B. 614, PG. 764
23.014 ACRES

N.P. LIMITED PARTNERSHIP
D.B. 589, PG. 401
33.630 ACRES
(15.427 ACRE RESIDUAL)

EDWARD ROSE MILLENNIAL
DEVELOPMENT L.L.C.
O.R.V. 934, PG. 52
17.858 ACRES

PHASE VIII
P.C. 1,
SLIDE 743

THE VILLAGE
AT
WORTHINGTON
CROSSING
CONDOMINIUMS

PHASE II
P.C. 1,
SLIDE 721

PHASE I
P.C. 1,
SLIDE 720

SANCUS BLVD. (80' R/W)
PLAT CABINET 1, SLIDE 129 & 130

ARMIC I, LLC
ORV. 382, PG. 2460
1.000 ACRES

POLARIS AZ, LLC
ORV. 987, PG. 2098
0.095 ACRES

POLARIS AZ, LLC
ORV. 909, PG. 1763
0.916 ACRES

CITY OF COLUMBUS
PARCEL 9-WD
ORV. 200, PG. 285
0.306 ACRES

0.009 ACRE
ACCESS EASEMENT
-SEE DETAIL ABOVE

S 86°37'53" E 631.13'
LAZELLE ROAD - COUNTY ROAD 6

S 86°37'53" E 124.02'

P.O.B. DELAWARE COUNTY
FRANKLIN COUNTY

P.O.C.

N 03°22'07" E 50.00'

CITY OF COLUMBUS
D.B. 535, PG. 97
4.484 ACRES

FCCS
0015

FCCS
1435



SCALE: 1" = 200'

NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

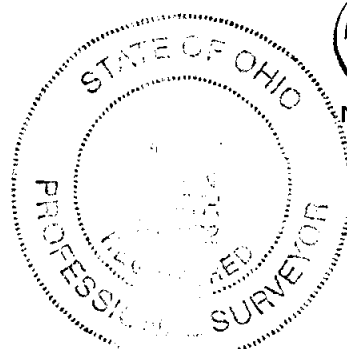
BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

I HEREBY STATE THAT THIS EXHIBIT IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

Mark Alan Smith
MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR NO. 8232

2/11/2011
DATE



LEGEND

- IRON PIN FND ●
- IRON PIPE FND ⊙
- MAG NAIL FND ●
- IRON PIN SET ○
- MAG NAIL SET ⊙
- MONUMENT BOX ☒

PAGE 2 OF 2
DRAWN BY: MAS
CHECKED BY: MAS

FILE NO. 08-00433

PROJECTS: EDWARD ROSE PROPERTIES 08-00433 3PLOT DWG5-DWG5-08-00433.DWG - 2/11/2011 7:58:34 AM