

APPENDIX E – Recorded Easement



TRANSFER NOT NECESSARY	CONVEYANCE TAX EXEMPT
08-10-2023	P
MICHAEL STINZIANO AUDITOR FRANKLIN COUNTY, OHIO	MICHAEL STINZIANO FRANKLIN COUNTY AUDITOR

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**PERPETUAL EASEMENT FOR PUBLIC HIGHWAY AND ROAD PURPOSES,
IN THE NAME AND FOR THE USE OF
THE CITY OF DUBLIN, OHIO**

KNOW ALL MEN BY THESE PRESENTS: The **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation ("Grantor"), hereby grants to the **CITY OF DUBLIN, OHIO**, an Ohio municipal corporation ("Grantee"), whose tax mailing address is 5555 Perimeter Drive, Dublin, Ohio 43017, an exclusive perpetual easement for public highway and road purposes, including, but not limited to pedestrian facilities, public and private utilities, storm drainage facilities, and grading purposes under, over, and through the real property situated in the State of Ohio, County of Franklin, and City of Dublin, as legally described on Exhibit A and depicted on Exhibit B, attached hereto and made a part hereof (the "Easement Area"), being a portion of Franklin Co. Parcel Nos. 273-000032-00, 273-000107-00, and 273-000068-00, being prior instrument numbers 202110220192992, 202110220192993, and 202110220192993, respectively.

The Easement Area shall be for the use and benefit of Grantee, successors, and assigns, for the following purposes: (i) to construct, install, operate, maintain, repair and replace a public roadway; (ii) to construct, install, operate, maintain, repair and replace public pedestrian facilities; (iii) to construct, install, operate, maintain, repair and replace public and private utilities including, but not limited to (a) utility lines for gas, electric, water, sewer, cable, and communication services, and facilities and appurtenances incidental thereto, including, but not limited to, lines, wires, cables, conduits, anchors, circuits, equipment, meters, valves, regulators, manholes, drain pipes, fixtures, and other appurtenances and facilities and (b) drainage facilities (collectively, the "Facilities"); (iv) of ingress and egress over those portions of Grantor's Property reasonably necessary to facilitate Grantee's use of the Easement Area; (v) grading work; and (vi) the right to do all things necessary, proper, or incidental to the successful operation and maintenance of such public infrastructure is further reserved herein.

This Easement shall be effective upon the transfer of any portion of the property legally described on Exhibit "A" and depicted on Exhibit "B."

[Signature and acknowledgment on the following page]

Executed this 9th day of August, 2023.

GRANTOR:

CITY OF DUBLIN, OHIO,
AN OHIO MUNICIPAL CORPORATION

BY: Robert E. Ranc
Robert Ranc, Acting City Manager

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

This is an acknowledgment certificate. No oath or affirmation was administered to the signer with regard to the notarial act.

BE IT REMEMBERED, that on this 9 day of Aug, 2023, before me, the subscriber, a Notary Public in and for said county and state, personally came Robert Ranc, Acting City Manager of the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, who acknowledged the signing thereof to be his free act and deed for and on behalf of the municipal corporation.

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

Jessica Ingram
Notary Public

This Instrument Prepared By:
Frost Brown Todd LLC
One Columbus
10 West Broad Street
Columbus, Ohio 43215



JESSICA INGRAM
Notary Public, State of Ohio
My Commission Expires 03-27-27

EXHIBIT A

LEGAL DESCRIPTION

PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS IN THE NAME AND FOR THE USE OF THE CITY OF DUBLIN, OHIO, LOCATED IN FRANKLIN COUNTY, OHIO

0.184 Acre Highway Easement Area

Situated in the State of Ohio, County of Franklin, City of Dublin, being within Virginia Military Survey 2512 and within the Lots 110, 111 and 112 of the Town Plat of Dublin originally platted in 1810 and subsequently destroyed by fire, incorporated boundary demonstrated in Plat Book 3, Page 199, being a Highway Easement that lies within that tract of land designated as Parcel I (Parcel 273-000068) and Parcel II (Parcel 273-000107), both being described in deed to the City of Dublin, Ohio, of record in Instrument 202110220192993 and within that tract of land designated as Parcel VI (Parcel 273-000032), described in deed to the City of Dublin, Ohio, of record in Instrument 202110220192992, all being of record in the Recorder's Office, Franklin County, Ohio and being further bounded and described as follows:

Beginning, mag nail set at the northeast corner of Lot 112 of said Town Plat and said Parcel VI, also being at the intersection of the south right of way line of Wing Hill (16.5 feet-wide – see Ord No. 81-91) and the west right of way line of Riverview Street (originally dedicated as Lower Street -66 feet-wide);

Thence South 24°58'52" East, a distance of 142.07 feet, with the west right of way line of said Riverview Street and the east lines of said Parcel VI, said Parcel II and said Parcel I and Lots 111 and 112, to a mag nail set;

Thence South 08°12' 27" East, a distance of 68.00 feet, with the east line of said Parcel I and said Lot 110 and with the west right of way line of said Riverview Street, to an iron pin set at the southeast corner of said Lot 110 and said Parcel I, said corner also being at the intersection of the west right of way line of said Riverview Street and the north right of way line of Bridge Street (State Route 161 / U.S. Route 33 – Franklin County SH 48 Sec Bridge Br & Appr – 66 feet-wide);

Thence South 81°49'44" West, a distance of 25.00 feet, with the south line of said Lot 110 and said Parcel I, and with the north right of way line of said Bridge Street, to an iron pin set;

Thence through said Lots 110, 111 and 112, and said Parcels I, II and VI, the following courses:

1. North 08°12'27" West, a distance of 98.95 feet, parallel with and 25 feet westerly from the east line of said Lot 110 and west right of way line of said Riverview Street, to an iron pin set;
2. North 24°58'52" West, a distance 94.07 feet, parallel with and 15 feet westerly from the east line of said Lots 111 and 112 and the westerly right of way line of said Riverview Street, to an iron pin set;
3. South 81°49'44" West, a distance of 97.85 feet, parallel with and 15 feet southerly from the north line of said Lot 112 and the south right of way line of said Wing Hill and passing an iron pin set at a distance of 60.00 feet, to a point;
4. South 08°12'27" East, a distance of 189.00 feet, parallel with and 15 feet easterly from the west lines of Lots 110, 111 and 112 and said Parcels I, II and VI and the easterly right of way line of North Blacksmith Lane (16.5 feet wide – see Ord. No. 81-91) t and passing an iron pin

set at a distance of 40.00 feet, to an iron pin set in the south line of said Lot 110 and the north right of way line of said Bridge Street;

Thence South $81^{\circ}49'44''$ West, a distance of 11.00 feet, with the south line of said Lot 110 and the north right of way line of said Bridge Street, to an iron pin set at the southeasterly corner of a 4-foot Easement for Highway Purposes (Parcel 3-A), of record in Deed Book 1003, Page 474;

Thence North $08^{\circ}12'27''$ West, a distance of 112.00 feet, with the east line of said Parcel 3-A and the 4-foot Easement for Highway Purposes (Parcel 4-A), of record in Deed Book 1003, Page 476, also being parallel to and 4.00 feet easterly from the west line of said Lots 110 and 111 and the easterly right of way line of said North Blacksmith Lane, to an iron pin set at a corner of said Parcel 4-A;

Thence South $81^{\circ}47'33''$ West, a distance of 4.00 feet, with the north line of said Parcel 4-A, to an iron pin set in the west line of said Lot 111 and east right of way line of said North Blacksmith Lane;

Thence North $08^{\circ}12'27''$ West, a distance of 92.00 feet, with the west line of said Parcel II and VI, and said Lots 111 and 112, and the east right of way line of said North Blacksmith Lane, to a mag nail set at the northwest corner of said Lot 112 and said Parcel VI, also being at the intersection of the east right of way line of said Blacksmith Lane and the south right of way line of said Wing Hill;

Thence North $81^{\circ}49'44''$ East, a distance of 124.00 feet, with the north line of said Lot 112 and said Parcel VI and south right of way line of said Wing Hill, to the **Point of Beginning**, containing 0.184 acres of land more or less. 0.081 acre of said easement located within Parcel VI (Parcel 273-000032), 0.035 acre of said easement located within Parcel II (Parcel 273-000107) and 0.068 acre of said easement located within Parcel I (Parcel 273-000068).

Iron pins set are 5/8-inch rebar and 30 inches in length with an orange cap bearing name "DGL / MAS 8232".

The above legal description is based on a land survey performed during July of 2023, by DGL Consulting Engineers, LLC and was prepared by Mark Alan Smith, Ohio Professional Surveyor #8232.

NOTE: The bearings in this legal description are based upon Ohio State Plane Coordinate System, South Zone (Lambert – 2011 adjustment) with a bearing of South $81^{\circ}49'44''$ West as determined for the north right of way line of Bridge Street.

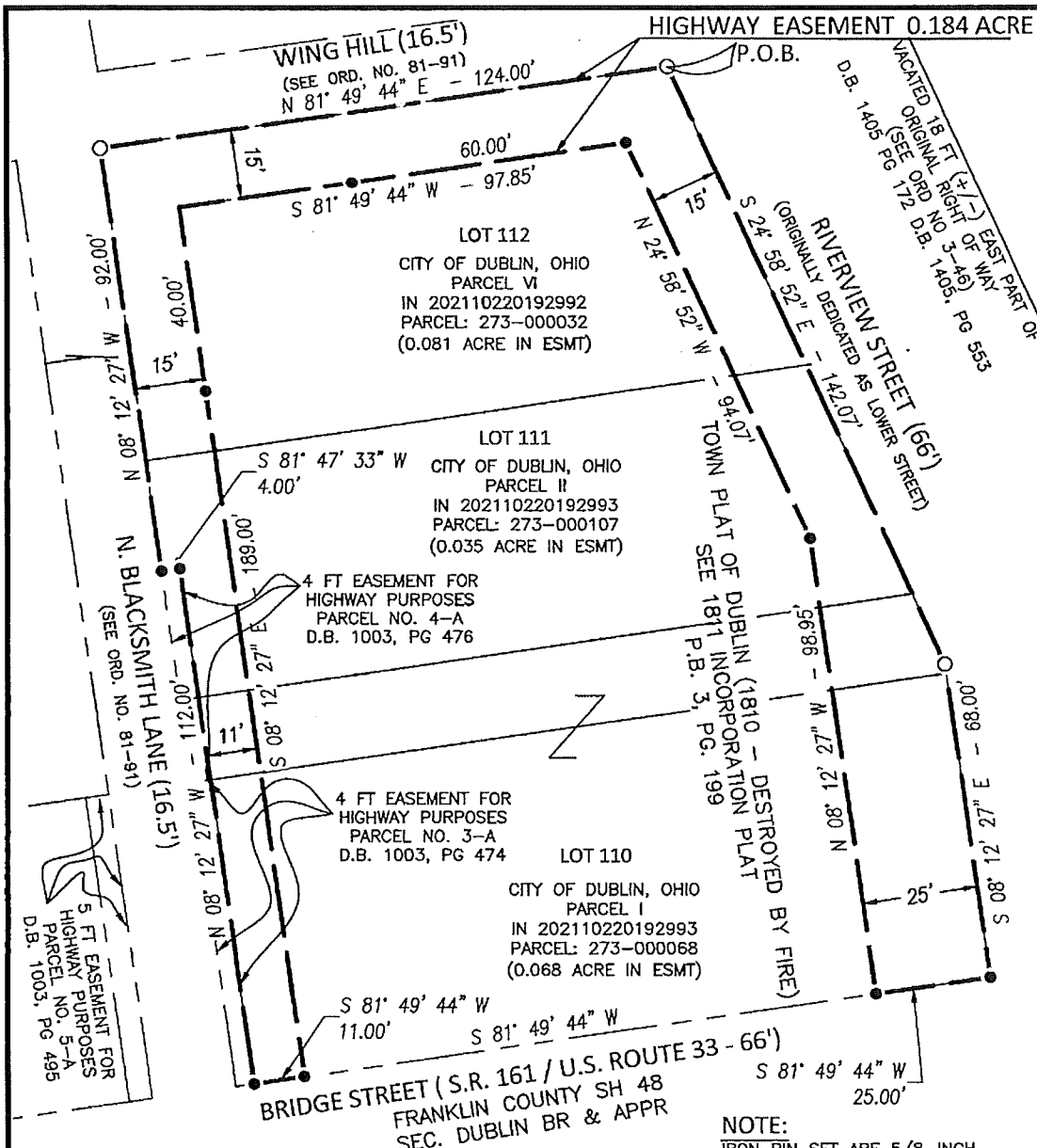


Mark Alan Smith, PS
Ohio Professional Surveyor #8232
DGL Consulting Engineers, LLC

Date:

8/03/2023





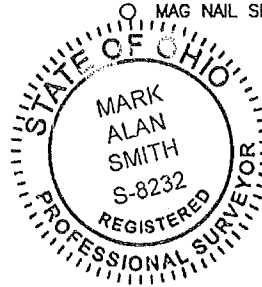
HIGHWAY EASEMENT
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS IN THE NAME AND FOR THE USE OF THE CITY OF DUBLIN, OHIO, LOCATED IN FRANKLIN COUNTY, OHIO

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (LAMBERT - 2011 ADJUSTMENT) WITH BEARING OF SOUTH 81°49'44" WEST DETERMINED FOR THE NORTH RIGHT OF WAY LINE OF BRIDGE STREET.

CERTIFICATION:
I HEREBY CERTIFY THIS EXHIBIT AS DELINEATED UPON WAS PREPARED FROM IN PART BY AN ON THE GROUND SURVEY AND RECORD INFORMATION AS OBTAINED AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

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

8/03/2023
DATE



	<p>DGL CONSULTING ENGINEERS, LLC 5940 VENTURE DRIVE, SUITE D DUBLIN, OHIO 43017 PHONE: 614.356.7150 www.dgl-td.com</p>	<p>EXHIBIT B PART OF VIRGINIA MILITARY SURVEY 2512 CITY OF DUBLIN LOTS 110, 111 AND 112 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO HIGHWAY EASEMENT</p>	<p>FILE: 23005-02-EXHBT-GE.dwg JOB NO.: 23005-02 DRAWN BY: MAS ISSUED: 07/27/2023</p> <p>1/1</p>
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DO NOT DETACH



Instrument Number: 202308100080758
Recorded Date: 08/10/2023 8:22:50 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):
Frost Brown Todd, LLC
One Columbus Center, 10 West Broad Street

COLUMBUS, OH 45215

Simplifile

Transaction Number: T20230054895
Document Type: EASEMENT
Document Page Count: 5

Submitted By (Simplifile):
Frost Brown Todd, LLC
ONE COLUMBUS CENTER 10 WEST BROAD STREET

COLUMBUS, OH 45215

Simplifile

First Grantor:
DUBLIN CITY OF

First Grantee:
DUBLIN CITY OF

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$24.00
Total Fees:	\$58.00
Amount Paid:	\$58.00
Amount Due:	\$0.00

Instrument Number: 202308100080758
Recorded Date: 08/10/2023 8:22:50 AM

OFFICIAL RECORDING COVER PAGE

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