

RESOLUTION NO. CR-03-03

A RESOLUTION TO GRANT A STORM SEWER EASEMENT TO THE  
CITY OF GROVE CITY LOCATED ON THE SOUTH SIDE OF HOME ROAD

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WHEREAS, the City of Grove City owns property known as Gantz Park; and

WHEREAS, a portion of this parcel is needed for storm sewer service to the Village of Gantz Park.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY,  
STATE OF OHIO, THAT:

SECTION 1. There is hereby granted a Storm Sewer Easement to the City of Grove City, Ohio, as shown  
on the attached Exhibit "A".

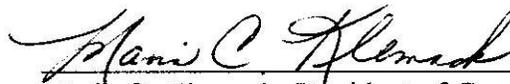
SECTION 2. The City Administrator is hereby authorized to sign the necessary documents for the  
granting of said easement(s), as prepared by the City Attorney.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

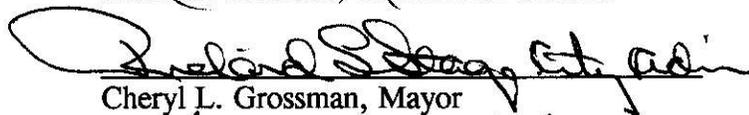
Passed: 01-06-03  
Effective: 01-06-03

Attest:

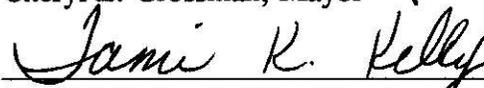
I Certify that this resolution is correct as to form.



\_\_\_\_\_  
Maria C. Klemack, President of Council



\_\_\_\_\_  
Cheryl L. Grossman, Mayor



\_\_\_\_\_  
Tami K. Kelly, CMC/AE, Clerk of Council



\_\_\_\_\_  
Thomas R. Clark, Director of Law

CR-03-03

EXHIBIT "A"

**DEED OF EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS that, The City of Grove City, an Ohio Municipal Corporation, by Richard L. Stage, City Administrator (hereinafter called "Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration to it paid by the CITY OF GROVE CITY, OHIO, an Ohio Municipal Corporation ("Grantee" herein), the receipt of which is hereby acknowledged, does hereby GRANT and RELEASE to the CITY OF GROVE CITY, OHIO, its successors and assigns, the perpetual non-exclusive right and easement in, through, over and under the following described real estate for the purpose of constructing, operating, installing, maintaining, inspecting, repairing, removing, renewing and replacing a storm sewer and appurtenances thereto, together with the right of access to said easement area for said purpose.

Being that strip of land situated in the State of Ohio, County of Franklin, City of Grove City, described on "Exhibit A" and shown graphically on Exhibit "B" attached hereto and made a part hereof.

The granting of this easement does not preclude the use of said easement area by sanitary sewer, water line, gas, telephone, electric or television cable facilities.

The Deed of Easement is executed, granted and delivered by Grantor, for itself and its successors and assigns, and accepted by Grantee, for itself and its successors and assigns, upon the following condition, to wit:

The rights granted herein shall not be construed to interfere with or restrict the use of the premises with respect to the construction and maintenance of property improvements in, along and over the premises herein described so long as the same are constructed so as not to impair the strength of or interfere with the use and maintenance of the facilities herein provided for.

TO HAVE AND TO HOLD, said premises unto said Grantee, the CITY OF GROVE CITY, OHIO, its successors and assigns forever, for the uses and purposes hereinabove described.

**IN WITNESS WHEREOF, The City of Grove City, an Ohio Municipal**

**Corporation, by Richard L. Stage, City Administrator, has hereunto set his hand this**

**\_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.**

**Signed:**

**The City of Grove City, Ohio**

**By \_\_\_\_\_  
Richard L. Stage, City Administrator**

**STATE OF OHIO  
COUNTY OF FRANKLIN,**

**BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, before me,  
the subscriber, a Notary Public in and for said State and County, personally came the  
above named, The City of Grove City, an Ohio Municipal Corporation, by Richard L.  
Stage, City Administrator, Grantor in the foregoing instrument, who under penalty of  
perjury in violation of Section 2921.11 of the Revised Code represented to me to be said  
persons.**

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

\_\_\_\_\_  
**Notary Public**

**-2-**

**This instrument was prepared by:  
Thomas R. Clark  
Attorney at Law  
3083 Columbus Street  
Grove City, Ohio 43123**

DESCRIPTION OF A PROPOSED 0.005 ACRE STORM SEWER EASEMENT  
 AREA LOCATED ON THE SOUTH SIDE OF HOME ROAD,  
 EAST OF MCCOMB ROAD EAST, SOUTH OF INTERSTATE 270,  
 IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 6839, containing 0.005 acre of land, more or less, said 0.005 acre being out of that 9.712 acre tract of land described in the deed to Grove City, Ohio, of record in Deed Book 3308, Page 422, Recorder's Office, Franklin County, Ohio, said 0.005 acre area being more particularly described as follows:

Beginning, for reference, at a 3/4-inch (I.D.) iron pipe found at the centerline intersection of Home Road (50.00 feet in width) and McComb Road East (variable width); thence  $S78^{\circ}17'36''E$ , with the centerline of said Home Road, a distance of 45.07 feet to a P.K. nail found; thence  $S77^{\circ}16'47''E$ , with the centerline of said Home Road, a distance of 543.41 feet to an angle point in said Home Road; thence  $S76^{\circ}06'38''E$ , a distance of 533.36 feet to a railroad spike found at an angle point in said Home Road; thence  $S79^{\circ}57'15''E$ , a distance of 38.47 feet to a point; thence  $S10^{\circ}02'45''W$ , a distance of 25.00 feet to the true point of beginning in the southerly right-of-way line of said Home Road;

Thence the following four (4) courses and distances:

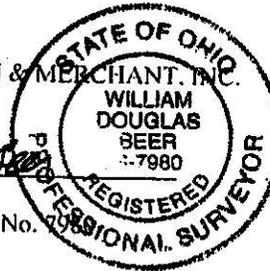
1.  $S79^{\circ}57'15''E$ , a distance of 22.36 feet to a point;
2.  $S21^{\circ}02'50''E$ , a distance of 3.97 feet to a point;
3.  $S68^{\circ}57'10''W$ , a distance of 20.00 feet to a point;
4.  $N21^{\circ}02'50''W$ , a distance of 16.03 feet to the true point of beginning and containing 0.005 acre of land, more or less.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc. in January and December of 2002.

The bearings given in the foregoing description correspond to the bearing of  $N77^{\circ}16'47''W$ , as given for the centerline of Home Road, of record in Official Record 21956C10, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
 Consulting Engineers

*William D. Beer*  
 William D. Beer  
 Professional Surveyor No. 49880



# BAUER, DAVIDSON & MERCHANT, INC.

CONSULTING ENGINEERS  
 255 GREEN MEADOWS DRIVE SOUTH WESTERVILLE, OHIO 43081  
 PHONE: 614-846-3393 FAX: 614-846-4575

EXHIBIT OF A PROPOSED 0.005 ACRE STORM  
 SEWER EASEMENT AREA LOCATED ON THE SOUTH SIDE  
 OF HOME ROAD, EAST OF McCOMB ROAD EAST,  
 SOUTH OF INTERSTATE 270, IN THE CITY OF  
 GROVE CITY, COUNTY OF FRANKLIN,  
 STATE OF OHIO

EXHIBIT B

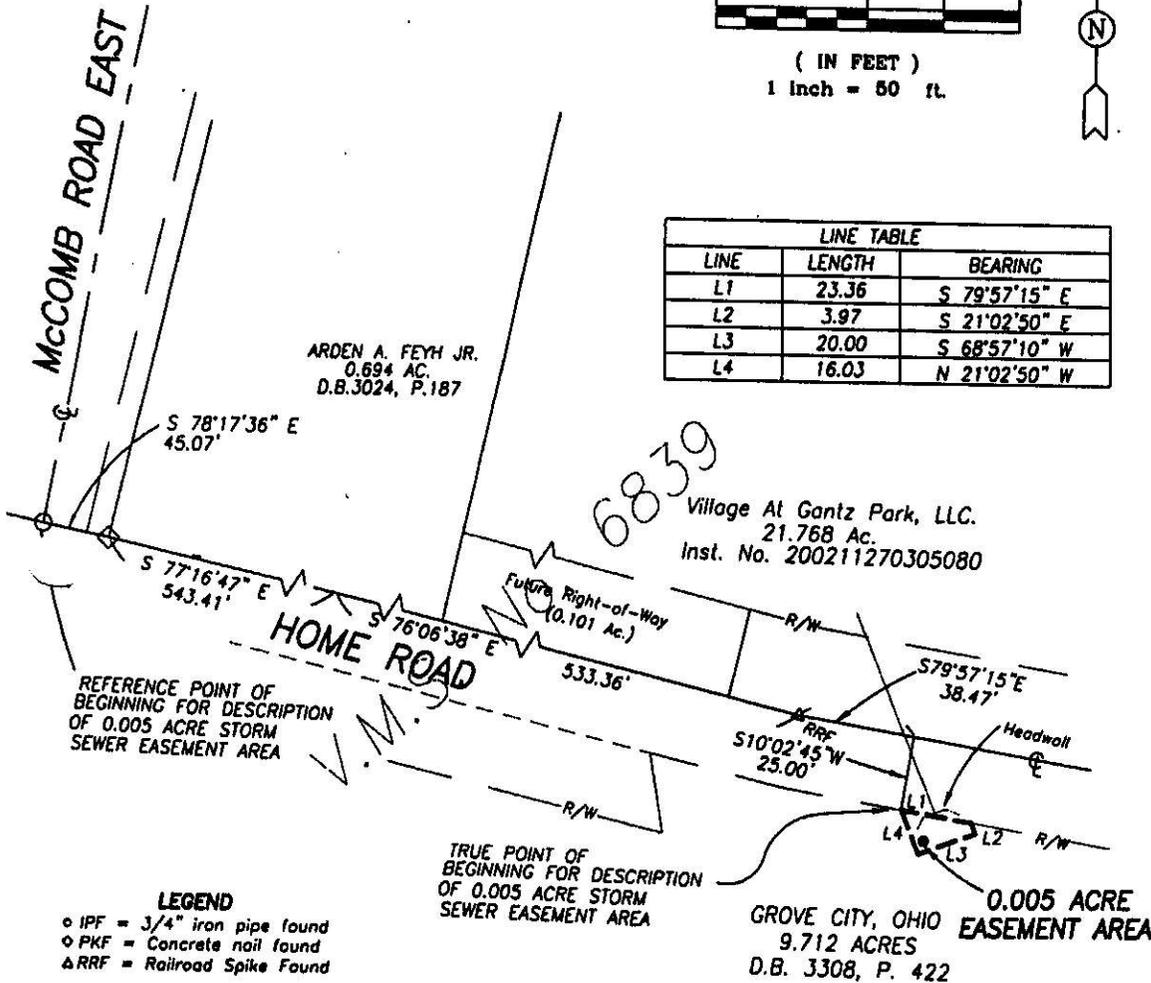
GRAPHIC SCALE



( IN FEET )  
 1 inch = 50 ft.



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.36	S 79°57'15" E
L2	3.97	S 21°02'50" E
L3	20.00	S 68°57'10" W
L4	18.03	N 21°02'50" W



ARDEN A. FEYH JR.  
 0.694 AC.  
 D.B.3024, P.187

6839  
 Village At Gantz Park, LLC.  
 21.768 Ac.  
 Inst. No. 200211270305080

GROVE CITY, OHIO  
 9.712 ACRES  
 D.B. 3308, P. 422

REFERENCE POINT OF  
 BEGINNING FOR DESCRIPTION  
 OF 0.005 ACRE STORM  
 SEWER EASEMENT AREA

TRUE POINT OF  
 BEGINNING FOR DESCRIPTION  
 OF 0.005 ACRE STORM  
 SEWER EASEMENT AREA

0.005 ACRE  
 EASEMENT AREA

**LEGEND**

- IPF = 3/4" iron pipe found
- ◊ PKF = Concrete nail found
- △ RRF = Railroad Spike Found

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 6839, containing 0.005 acre of land, more or less, said 0.005 acre being out of that 9.712 acre tract of land described in the deed to Grove City, Ohio, of record in Deed Book 3308, Page 422, Recorder's Office, Franklin County, Ohio.

We hereby state that the above map was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in January of 2002 and December of 2002.

The bearings shown on this map are based on the bearing of N 77°16'47" W, as given for the centerline of Home Road in Official Record 21956C10, Recorder's Office, Franklin County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC.  
 CONSULTING ENGINEERS

BY William D. Beer  
 William D. Beer  
 Professional Surveyor No. 7980

