



**SERVICE COMMITTEE - MEL CLEMENS  
MONDAY NOVEMBER 28, 2016**

**COMMITTEE MEETING: 7:30 PM**

**PLACE: COUNCIL CHAMBERS  
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

President: DOUG JOSEPH

Ward Members: Ward I – Stephen M. Cicak  
Ward II – Brett Luzader  
Ward III – Marshall Spalding  
Ward IV - Mel Clemens

At Large Members: Barth R. Cotner  
Chris Long  
Dan Skinner, Esq.

**COMMITTEES:**

Community Development: Chmn Skinner, Spalding, Cicak, Luzader  
Safety: Chmn Long, Cicak, Luzader, Spalding  
Service: Chmn Clemens, Luzader, Spalding, Cicak  
Finance: Chmn Cotner, Long, Clemens, Skinner

\* \* \* \* \*

Agenda is subject to amendment by Committee/Council at the time of the meeting.

All meetings of the Council shall be held in accordance with the general laws of Ohio pertaining to requirements for open meetings of public bodies.

If you wish to speak before City Council concerning a specific topic on the agenda, or about a specific topic not on the agenda, please complete a “Speaker Form” and give to the Clerk of Council. Forms are located in the wooden box on one of the bench seats in the atrium. Copies of the Rules of Discussion are available next to the wooden box.

*April Beggerow  
Clerk of Council*

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - a. Service Committee – Committee Meeting – November 14, 2016
4. Discussion
  - a. Liquor Permit Request 7601 E. Main Street- Claudia Williams dba Events by Linzy
  - b. Liquor Permit Request 1735 Brice Road- 1735 Brice Road LLC
  - c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (Second Reading 11/14/2016, Planning Commission 11/3/2016- Requesting amendment to redraft date of 11/28/2016).
  - d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (Second Reading 11/14/2016, Planning Commission 11/3/2016).
  - e. ORDINANCE ACCEPTING AN UNRECORDED DEED OF EASEMENT (1.050 Acre Sanitary Sewer Easement) FROM REYNOLDSBURG ONE LLC. (Second Reading 11/14/2016- Requesting amendment to redraft date of 11/16/2016).



**SERVICE COMMITTEE - MEL CLEMENS  
MONDAY NOVEMBER 14, 2016**

**COMMITTEE MEETING: IMMEDIATELY FOLLOWING THE PREVIOUS  
MEETING**

**PLACE: COUNCIL CHAMBERS  
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

**1. Call to Order**

PRESENT: Clemens, Cicak, Luzader, Spalding, Joseph  
ABSENT:

**2. Approval of Agenda**

Agenda stands approved.

**3. Approval of Minutes**

a. Service Committee – Committee Meeting – October 24, 2016

Minutes stand approved.

**4. Discussion**

a. 6748 E. Main St.; Application #174723; Applicant: Augustin Munyemana; Business: IR&BA Coffee, LLC; Special Exception Use Permit - Auto Sales

Mr. Munyemana appeared before the Service Committee to speak upon the issue. He was said that his intention is to house the various U-haul vehicles behind the establishment and that they would only be accepted/rented during the hours that he or an attendant would be working. He stated that there would be signage on the property stating the parking location and time.

|                |                                        |                                 |
|----------------|----------------------------------------|---------------------------------|
| <b>RESULT:</b> | <b>REFERRED TO COUNCIL [UNANIMOUS]</b> | <b>Next: 11/28/2016 7:30 PM</b> |
| <b>MOVER:</b>  | Mel Clemens, Ward IV                   |                                 |
| <b>AYES:</b>   | Clemens, Cicak, Luzader, Spalding      |                                 |

b. ORDINANCE ACCEPTING THE RECOMMENDATION OF THE REYNOLDSBURG BOARD OF ZONING AND BUILDING APPEALS TO RESCIND THE SPECIAL EXCEPTION USE PERMIT- (6366 E. Main Street; Proposed Use – Auto Sales); Applicant, Jason P. Goss, AND DECLARING AN EMERGENCY. (First Reading 9/12/2016 ~ Item Held Until 11/14/2016).

Minutes Acceptance: Minutes of Nov 14, 2016 7:30 PM (Approval of Minutes)

Mr. Sampson stated that the applicant has managed to cap off all of the utilities as required and they did handle the issues with the awnings on the property as well. He stated that the City was satisfied that the applicant met the conditions required.

|                  |                                           |
|------------------|-------------------------------------------|
| <b>RESULT:</b>   | <b>POSTPONED INDEFINITELY [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Mel Clemens, Ward IV                      |
| <b>SECONDER:</b> | Brett Luzader, Ward II                    |
| <b>AYES:</b>     | Clemens, Cicak, Luzader, Spalding         |

- c. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196 Community Commercial Overlay. (First Reading 9/12/2016, Planning Commission 11/3/2016).

|                  |                                        |                                 |
|------------------|----------------------------------------|---------------------------------|
| <b>RESULT:</b>   | <b>REFERRED TO COUNCIL [UNANIMOUS]</b> | <b>Next: 11/14/2016 7:45 PM</b> |
| <b>MOVER:</b>    | Mel Clemens, Ward IV                   |                                 |
| <b>SECONDER:</b> | Stephen Cicak                          |                                 |
| <b>AYES:</b>     | Clemens, Cicak, Luzader, Spalding      |                                 |

- d. ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (First Reading 9/12/2016, Planning Commission 11/3/2016).

|                  |                                        |                                 |
|------------------|----------------------------------------|---------------------------------|
| <b>RESULT:</b>   | <b>REFERRED TO COUNCIL [UNANIMOUS]</b> | <b>Next: 11/14/2016 7:45 PM</b> |
| <b>MOVER:</b>    | Mel Clemens, Ward IV                   |                                 |
| <b>SECONDER:</b> | Marshall Spalding, Ward III            |                                 |
| <b>AYES:</b>     | Clemens, Cicak, Luzader, Spalding      |                                 |

- e. Ordinance Accepting an Unrecorded Deed of Easement (1.050 Acre Sanitary Sewer Easement) from Reynoldsburg One LLC. (First Reading 10/24/2016).

|                  |                                        |                                 |
|------------------|----------------------------------------|---------------------------------|
| <b>RESULT:</b>   | <b>REFERRED TO COUNCIL [UNANIMOUS]</b> | <b>Next: 11/14/2016 7:45 PM</b> |
| <b>MOVER:</b>    | Mel Clemens, Ward IV                   |                                 |
| <b>SECONDER:</b> | Brett Luzader, Ward II                 |                                 |
| <b>AYES:</b>     | Clemens, Cicak, Luzader, Spalding      |                                 |

**Clerk of Council****April Beggerow****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6836 phone****Memo**

---

**DATE: November 28, 2016****TO: Service Committee****CC:****RE: Liquor Permit Request 7601 E. Main Street**

---

New Liquor Permit Request #9685421 Claudia Williams dba Events by Linzy.

NOTICE TO LEGISLATIVE  
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

|               |     |                |        |                                                                                    |
|---------------|-----|----------------|--------|------------------------------------------------------------------------------------|
| 9685421       |     | NEW            |        | CLAUDIA WILLIAMS<br>DBA EVENTS BY LINZY<br>7601 E MAIN ST<br>REYNOLDSBURG OH 43068 |
| PERMIT NUMBER |     | TYPE           |        |                                                                                    |
| ISSUE DATE    |     |                |        |                                                                                    |
| 11 08 2016    |     |                |        |                                                                                    |
| FILING DATE   |     |                |        |                                                                                    |
| D5            |     | PERMIT CLASSES |        |                                                                                    |
| 25            | 220 | B              | B39399 |                                                                                    |
| TAX DISTRICT  |     | RECEIPT NO.    |        |                                                                                    |

FROM 11/10/2016

|                |  |             |  |
|----------------|--|-------------|--|
| PERMIT NUMBER  |  | TYPE        |  |
| ISSUE DATE     |  |             |  |
| FILING DATE    |  |             |  |
| PERMIT CLASSES |  |             |  |
| TAX DISTRICT   |  | RECEIPT NO. |  |



MAILED 11/10/2016

RESPONSES MUST BE POSTMARKED NO LATER THAN.

12/12/2016

**IMPORTANT NOTICE**PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B NEW 9685421

(TRANSACTION &amp; NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF REYNOLDSBURG CITY COUNCIL  
7232 EAST MAIN STREET  
REYNOLDSBURG OHIO 43068

**Clerk of Council****April Beggerow****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6836 phone****Memo**

---

**DATE: November 28, 2016****TO: Service Committee****CC:****RE: Liquor Permit Request 1735 Brice Rd**

---

Liquor Permit Request #6548384 1735 Brice Road; 1735 Brice Road LLC from Pop a Top Carry Out.

NOTICE TO LEGISLATIVE  
AUTHORITYOHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

|               |     |      |                |  |                                                                 |
|---------------|-----|------|----------------|--|-----------------------------------------------------------------|
| 6548384       |     |      | TRFO           |  | 1735 BRICE ROAD LLC<br>1735 BRICE RD<br>REYNOLDSBURG OHIO 43068 |
| PERMIT NUMBER |     |      | TYPE           |  |                                                                 |
| 02            | 01  | 2016 | ISSUE DATE     |  |                                                                 |
| 11            | 01  | 2016 | FILING DATE    |  |                                                                 |
| C1            | C2  | D6   | PERMIT CLASSES |  |                                                                 |
| 25            | 220 | B    | F17336         |  | TAX DISTRICT                                                    |
|               |     |      | RECEIPT NO.    |  |                                                                 |

FROM 11/03/2016

|               |     |      |                |  |                                                                                             |
|---------------|-----|------|----------------|--|---------------------------------------------------------------------------------------------|
| 0848895       |     |      |                |  | BOSCO THE PUP CO LLC<br>DBA POP A TOP CARRY OUT<br>1735 BRICE RD<br>REYNOLDSBURG OHIO 43068 |
| PERMIT NUMBER |     |      | TYPE           |  |                                                                                             |
| 02            | 01  | 2016 | ISSUE DATE     |  |                                                                                             |
| 11            | 01  | 2016 | FILING DATE    |  |                                                                                             |
| C1            | C2  | D6   | PERMIT CLASSES |  |                                                                                             |
| 25            | 220 |      |                |  | TAX DISTRICT                                                                                |
|               |     |      | RECEIPT NO.    |  |                                                                                             |



MAILED 11/03/2016

RESPONSES MUST BE POSTMARKED NO LATER THAN. 12/05/2016

**IMPORTANT NOTICE**PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

**B TRFO 6548384**

(TRANSACTION &amp; NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council☐ Township Fiscal OfficerCLERK OF REYNOLDSBURG CITY COUNCIL  
7232 EAST MAIN STREET  
REYNOLDSBURG OHIO 43068

Attachment: 2016-11-01 1735 Brice Rd LLC (1592 : Liquor Permit Request)

LLC / PARTNERSHIP CROSS REFERENCE  
DISPLAY

PC 4.b.a

6548384 PERMIT NBR  
1735 BRICE ROAD LLC  
1735 BRICE RD  
REYNOLDSBURG OHIO 43068

\*\*\*\*\*

'BRAHIM NEJJARI

11/01/2016 ACTIVE

PRESIDENT

MNMB5%V5%I

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE

Attachment: 2016-11-01 1735 Brice Rd LLC (1592 : Liquor Permit Request)

**Development Department****Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST**

---

**DATE:**           **November 28, 2016****TO:**             **Service Committee****RE:**             ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE  
CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs  
and Graphics; and Chapter 1196 Community Commercial Overlay.  
(Second Reading 11/14/2016, Planning Commission 11/3/2016).

---

See the attached materials for details.

- Staff Reports

- Proposed Amendments

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF  
REYNOLDSBURG, OHIO: Amending Chapter 1181 Signs and Graphics; and Chapter 1196  
Community Commercial Overlay.



**REYNOLDSBURG  
PLANNING & ZONING DIVISION**

**STAFF REPORT:  
CODIFIED ORDINANCE  
AMENDMENT**

**CODE SECTION:** Various Sections – Electronic or LED signage at Gasoline Stations.

**BACKGROUND:** Staff becomes periodically aware of provisions in the Planning & Zoning Code that require revision. Staff has observed inconsistencies in the restrictions on electronic or LED signage for gasoline station uses, and proposes to implement some basic Citywide requirements to allow such signage.

**SUMMARY OF MAJOR REVISIONS:**

**SECTION 1181.08 - SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS**

Staff proposes to enact this new section, in order to exempt gasoline stations from the requirements of the Sign Code that prohibit electronic signage. Staff proposes to restrict such exemptions to ground signs and limit the area to one third of ground sign's area.

**SECTION 1196.11 – GRAPHICS**

This section of the Community Commercial Overlay chapter provided special signage requirements for the Community Commercial Overlay District, including an exemption from changeable copy restrictions that was not content-neutral. Several of the provisions are redundant, given the provisions of Chapter 1181 – Signs and Graphics, and Staff proposes to repeal them accordingly.

1181.08 SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS.

Gasoline stations present several unique challenges for signage purposes due to the industry-wide requirement to advertise the price of fuels for sale. In order to address these unique challenges, ground signs on lots with gasoline stations shall be exempt from Section 1181.05(p), in order to allow electronic or LED signage. Exempted ground signs of this type be subject the following special regulations:

(a) The electronic or LED signage shall take up no more than one-third (1/3) of the sign area permitted by this Chapter.

(b) The electronic or LED signage shall consist of a solid background with only one illuminated color. This color shall not be included in number of permitted colors described in Section 1181.06.

(c) The graphics of such electronic or LED signage shall only be changed once per day.

(d) Such shall be subject to all other sign regulations of this Chapter, and of any applicable overlay district.

## 1196.11 GRAPHICS.

(b) The following types of signs are not permitted: exposed neon, ~~roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs,~~ changeable copy signs except at gasoline stations, consistent with the provisions of Section 1181.08~~(except fuel pricing signage)~~, signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.



**REYNOLDSBURG  
PLANNING & ZONING DIVISION**

**STAFF REPORT:  
CODIFIED ORDINANCE  
AMENDMENT**

**CODE SECTION:** Various Sections – Electronic signage at Gasoline Stations.

**BACKGROUND:** Staff becomes periodically aware of provisions in the Planning & Zoning Code that require revision. Staff has observed inconsistencies in the restrictions on electronic signage for gasoline station uses, and proposes to implement some basic Citywide requirements to allow such signage.

**SUMMARY OF MAJOR REVISIONS:**

**SECTION 1181.08 - SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS**

Staff proposes to enact this new section, in order to exempt gasoline stations from the requirements of the Sign Code that prohibit electronic signage. Staff proposes to restrict such exemptions to ground signs and limit the area to one third of ground sign's area.

**SECTION 1196.11 – GRAPHICS**

This section of the Community Commercial Overlay chapter provided special signage requirements for the Community Commercial Overlay District, including an exemption from changeable copy restrictions that was not content-neutral. Several of the provisions are redundant, given the provisions of Chapter 1181 – Signs and Graphics, and Staff proposes to repeal them accordingly.

1181.08 SPECIAL SIGN REGULATIONS FOR GASOLINE STATIONS.

Gasoline stations present several unique challenges for signage purposes due to industry-wide advertisement of the price of fuels for sale. In order to address these unique challenges, ground signs on lots with gasoline stations shall be exempt from Section 1181.05(p), in order to allow electronic signage. Exempted ground signs of this type shall be subject to the following special regulations:

(a) The electronic signage shall take up no more than one-third (1/3) of the sign area permitted by this Chapter.

(b) The electronic signage shall consist of a solid background with only one illuminated color per electronic panel. This color shall not be included in the number of permitted colors described in Section 1181.06.

(c) Such signs shall be subject to all other sign regulations of this Chapter, and of any applicable overlay district.

## 1196.11 GRAPHICS.

(b) The following types of signs are not permitted: exposed neon, ~~roof-mounted, monopole, rotating, signs with flashing messages or bare bulbs,~~ changeable copy signs except at gasoline stations, consistent with the provisions of Section 1181.08~~(except fuel pricing signage)~~, signs on backlit awnings, off-premise signs, billboards, bench signs, and wall cabinet signs.

**Development Department****Dan Havener****7232 E. Main Street****Reynoldsburg OHIO 43068****614-322-6831 Phone****ORDINANCE REQUEST**

---

**DATE: November 28, 2016****TO: Service Committee****RE:** ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations. (Second Reading 11/14/2016, Planning Commission 11/3/2016).

---

See the attached materials for details.

- Staff Reports

- Proposed Amendments

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Chapter 1143 Zoning Certificate; Site Plan; Plot-Grade-Utility Plan; Chapter 1171 General Regulations; and Chapter 1175 District Regulations.



## REYNOLDSBURG PLANNING & ZONING DIVISION

### STAFF REPORT: CODIFIED ORDINANCE AMENDMENT

**CODE SECTION:** Chapter 1171 & 1175 – Setbacks and Lot Coverages

**BACKGROUND:** Staff becomes periodically aware of provisions in the Codified Ordinances that need revision or the addition of text to make the intent of the Code more clear. Staff is proposing to clarify several sections of Chapter 1171 and Chapter 1175 that define how setbacks and lot coverages apply to lots generally, and add a regulation governing maximum impervious surface coverage.

#### **SUMMARY OF MAJOR REVISIONS:**

##### **SECTION 1171.04 – GENERAL REGULATIONS FOR LOTS AND YARDS**

Staff proposed to add subsections (i) and (j) to this section. Subsection (i) will provide a specific exemption for certain types of ADA accessible ramps to make small encroachments into front setbacks. Currently, variances are required for most ADA ramp additions to existing structures which causes significant delays to the project. Subsection (j) will add a maximum impervious surface requirement to all lots. Currently, there are no limits to the amount of paved surfaces. Staff also proposes to increase the flexibility of where decks can be located by allowing a 10FT encroachment into rear setbacks. These regulations are modeled of regulations from peer cities.

##### **SECTION 1171.06 - ACCESSORY USE, ACCESSORY STRUCTURE**

In a previous revision, Staff proposed language that exempted small accessory structures, those under 100SF, from zoning certificate review. This was based on model regulations from a peer city, and the intent was to reduce the burden on property owners by allowing small storage structures without review. Experience enforcing this Code is showing that 100SF is slightly too large, so staff is proposing to reduce the size to 50SF. This will continue to exempt small storage structures that don't warrant a zoning review, such as plastic lawn cabinets and garden hose storage boxes. These structures are more similar to furniture than they are to a structure.

##### **SECTION 1175.06 - FRONT SETBACKS FOR BUILDINGS**

The purpose of this chapter is to list the front setbacks for the various zoning districts. Staff is proposing to relocate two subsections to Section 1175.07, and enact a new subsection that clarifies the relationship of platted building lines for plats that existed prior to the enactment of the Zoning Code.

##### **SECTION 1175.07 – SPECIAL REQUIREMENTS FOR CORNER LOTS**

Currently, Section 1175.07 contains a redundant landscaping requirement that dates from a time prior to the enactment of Chapter 1181 Landscaping and Screen. This requirement is no longer needed because all non-paved areas are required by that chapter to be maintained as lawn or planting areas. Staff proposes to relocate the existing special regulations for corner lots to this section, and add text that clarifies the relationship between corner lots and alleys.

### 1143.03 SITE PLAN.

(a) Site Plans Required. Site plan review is required prior to the issuance of a zoning certificate for projects and developments that meet the following criteria. Site plans shall be submitted and reviewed as follows:

- (1) Major Site Plan. An application for major site plan review shall be submitted for review by the Planning Commission prior to issuance of a zoning certificate. Major site plan review shall be required if a development meets any two (2) of the following criteria:

### 1143.04 PLOT-GRADE-UTILITY PLAN.

(a) A plot-grade-utility plan shall be submitted to the Service Director of Public Service for review and approval prior to issuance of a zoning certificate for any development that qualifies for major site plan review ~~other than a single-family dwelling, two-family dwelling, or development within a Planned Development District with a previously approved plot-grade-utility plan on file.~~ The Director or City Engineer shall have the power to require a plot-grade-utility plan for minor or residential site plans upon finding that the scale of the project's infrastructure warrants review by the City. A plot-grade-utility plan shall only be approved subsequent to and in conformance with an approved site plan.

#### 1171.04 GENERAL REGULATIONS FOR LOTS AND YARDS.

(g) Decks. A deck is an accessory structure if not attached to a main building (such as a dwelling) and shall be subject to all lot coverage and setback requirements applicable to accessory structures. A deck is part of a main building if attached thereto and shall be subject to all lot coverage and setback requirements applicable to the main building, except that decks may encroach into a rear setback by up to ten feet (10FT).

(h) Patios shall be subject to the same rear and side yard setback requirements as accessory structures, as well as the maximum impervious surface coverage requirements contained in this section, and subject to maximum lot coverage requirements applicable to structures. Walkways with a width of four feet (4FT) or less and pervious surfaces are exempt from lot coverage requirements but shall be subject to side and rear yard setbacks. Patios may be placed in front of a main building and extend into a required front yard, but may not extend further than ten feet (10FT) from the front wall of the main building toward the front lot line in residential districts.

(i) Accessible Ramps. A ramp designed to provide an ADA accessible route to the front entrance of a building may be permitted in a required front yard provided that the floor of the ramp does not exceed five feet (5FT) from the finished grade at its highest point, no railing or other part of the ramp exceeds eight feet (8FT) from the finish grade, and that the area of the entire ramp shall not exceed one hundred-fifty (150SF). The Planning Administrator may approve a zoning certificate for a ramp that exceeds these requirements, upon determination that the characteristics of the existing building entrance requires a ramp with additional height or area in order to create an accessible path.

(j) The maximum coverage for all buildings, parking spaces, driveways, vehicular use areas, service areas, walkways or pedestrian areas, and other paved, hard, or impervious surfaces shall not exceed sixty percent (60%) of the total lot area of lots in residential districts. Such areas shall not exceed seventy percent (70%) of the total lot area of lots in all other districts. Walkways with a width of four feet (4FT) or less are exempt from lot coverage requirements but shall be subject to side and rear yard setbacks.

#### 1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

(a) General.

(1) An accessory use or accessory structure shall be permitted in any district provided that:

- A. It is incidental to and customarily found in connection with the main use or main building permitted in the district;
- B. It is subordinate to and serves the main use or building;
- C. It is subordinate to the main use or building in ground area, floor area, extent, and purpose;
- D. It is located on the same lot as the main building or main use which it serves; and

E. It contributes to the comfort, convenience, or necessity of occupants, business, or industry of the main use or main building served.

(2) Except as otherwise provided by this Zoning Code, a use or structure which is interpreted by the Planning Administrator or by the Board of Zoning and Building Appeals to be an accessory use or accessory structure may only be established or constructed on a lot having a legally existing main use or main building.

(3) Except as otherwise provided in this Zoning Code, an accessory structure:

A. Shall not be located closer to any public right-of-way than the main building and shall not be located in the required front yard;

B. Shall not be located closer than six feet (6FT) to any rear lot line and not closer than three feet (3FT) to any side lot line;

C. Shall not be located closer than ten feet (10FT) to a main building;

D. Shall not occupy more than twenty percent (20%) of the required rear yard;

E. In residential districts, the lot coverage of accessory structures shall not be more than fifty percent (50%) of the finished floor area of the main structure, unless the lot has an approved agricultural use;

F. Shall not contain facilities for dwelling purposes;

G. Shall not exceed fifteen feet (15FT) in height.

(4) For the purposes of this section, a storage building equal to or less than ~~one hundred square feet (100SF)~~ fifty square feet (50SF) in area, not permanently attached to the ground, is not considered a structure. Only one such storage building ~~equal to or less than one hundred square feet (100SF)~~ may be placed on ~~the~~ lot without a zoning certificate. Any additional buildings shall be considered accessory structures as defined by this code and subject to the provisions of this section. Storage buildings ~~equal to or under one hundred square feet (100SF)~~ of this type shall be located behind the main structure and shall conform with the minimum lot line setbacks listed in this section.

## 1175.06 FRONT SETBACKS FOR BUILDINGS.

~~(e) Corner Lot Setbacks. On both frontages of a corner lot, the yards and setbacks shall conform with the front yard and setback requirements for the district. Where the provisions of 1175.06 establish different setback requirements due to different street types abutting the respective frontages, the more restrictive of the setback requirements shall be applied to both frontages, except in residential districts.~~

~~(f) Corner Lot Visibility. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half feet (22') and ten feet (10') above the center line grades of the intersecting streets in the triangular area bound by the frontages of such corner lots and a line joining points along the frontages fifty feet (50') from the point of their intersection.~~

(e) In residential districts, where a building line has been established by a recorded plat and the building line is less than the minimum setback distance prescribed in this section, the front setback shall be that building line.

## 1175.07 COMMERCIAL FRONT YARD LANDSCAPING, SPECIAL REQUIREMENTS FOR CORNER LOTS.

~~The front yard of every lot in the commercial districts shall be improved as a landscaped area of grass and/or landscape plantings, illustrated on the plot grade utility plan and subject to approval by the Director of Public Service and the City Engineer. Driveways in the front yard shall not exceed thirty feet (30') in width and shall not be constructed parallel to the right-of-way.~~

(a) Corner Lot Front Setbacks. On both frontages of a corner lot, the yards and setbacks shall conform with the front yard and setback requirements for the district. Where the provisions of Section 1175.06 establish different setback requirements due to different street types abutting the respective frontages, setback requirement for each street type shall apply to that respective frontage.

(b) Corner Lot Fronting to Alley. Where a corner lot exists due to frontage on an alley, the lot line along the alley shall be considered a side lot line.

(c) Corner Lot Visibility. On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half feet (2.5FT) and ten feet (10FT) above the center line grades of the intersecting streets in the triangular area bound by the frontages of such corner lots and a line joining points along the frontages fifty feet (50FT) from the point of their intersection.

## 1175.08 SIDE AND REAR YARD REQUIREMENTS FOR NON-DWELLING USES ABUTTING RESIDENTIAL DISTRICTS.

(b) The minimum yard requirements may be reduced to fifty percent (50%) of the requirements if acceptable landscaping and screening are provided as approved by the ~~Design Review Board~~ Planning Commission. Screening shall be a masonry or solid fence between four feet (4'FT) and six feet (6'FT) in height maintained in good condition and free of all advertising or other signs. Landscaping may be provided in lieu of a wall or fence and shall consist of a strip of land not less than fifteen feet (15'FT) in width planted

with an evergreen hedge or dense planting of evergreen shrubs not less than four feet (4'FT) in height at time of planting. Either type of screening shall not obscure traffic visibility within twenty feet (20'FT) of an intersection.

**Water and Wastewater Department****Mike Root****614-322-4500 Phone****ORDINANCE REQUEST**

---

**DATE:** November 28, 2016

**TO:** Service Committee

**RE:** ORDINANCE ACCEPTING AN UNRECORDED DEED OF  
EASEMENT (1.050 ACRE SANITARY SEWER EASEMENT)  
FROM REYNOLDSBURG ONE LLC. (Second Reading 11/14/2016 -  
Amend to redraft date of 11/16/2016 Requested).

---

This easement is for a new installation of a sanitary sewer for a project at Blacklick Pointe. Once the sewer is installed and after the one year warranty, it will be turned over to the city. This easement will give us access to the sewer main for maintenance and repair.

\*\*\*\*\* Amendment Requested \*\*\*\*\*

Developer Recorded the Deed of Easement. Amend ordinance to reflect "Recorded Deed of Easement".

### SANITARY SEWER EASEMENT AGREEMENT

THIS SANITARY SEWER EASEMENT AGREEMENT (the “Agreement”) is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2016 (the “Effective Date”) by REYNOLDSBURG ONE LLC, an Ohio limited liability company, having an address at 23775 Commerce Park, Suite 7, Beachwood, Ohio 44122 (“Grantor”) to the CITY OF REYNOLDSBURG, an Ohio political subdivision, having an address of 7232 E. Main Street, Reynoldsburg, Ohio 43068 (“Grantee”).

#### W I T N E S S E T H :

WHEREAS, Grantor is the owner of that certain parcel of land located in the City of Reynoldsburg, County of Franklin and State of Ohio, known as Parcel No. 060-008539 (the “Grantor’s Premises”) and more particularly described on Exhibit A attached hereto and incorporated herein; and

WHEREAS, as part of Grantor’s development of Grantor’s Premises, Grantor has installed or will install within Grantor’s Premises a sanitary sewer and associated appurtenances (collectively, the “Sanitary Sewer”) which Sanitary Sewer, after Grantor’s compliance with the terms of a separate Developer Agreement between Grantor and Grantee dated September 7, 2016 (“Developer Agreement”) and subject to the terms and conditions of the same, will be accepted by Grantee.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, Grantor agrees as follows:

Section 1. Sanitary Sewer Easement. Grantor hereby grants unto Grantee a non-exclusive easement (the “Sanitary Sewer Easement”) over, through, under and upon a portion of the Grantor’s Premises (“Sanitary Sewer Easement Area”) in the location described and depicted as the Sanitary Sewer Easement in Exhibit B attached hereto and made a part hereof, for the

purposes of repairing, servicing, maintaining and replacing the Sanitary Sewer subject to the terms and provisions set forth herein.

Section 2. Miscellaneous Provisions.

- A. This Agreement does not modify, terminate, waive or otherwise revise the obligations between Grantor and Grantee with respect to the construction and maintenance of the Sanitary Sewer, as the same are set forth in separate unrecorded documents including, without limitation, the Developer Agreement; provided, however, to the extent this Agreement imposes any additional obligations on Grantee in its exercise of the Sanitary Sewer Easement granted herein (i.e. Section 2.C of this Agreement), Grantee shall comply with such obligations.
- B. This Agreement shall be governed by and interpreted under the laws of the State of Ohio, shall run with the land and shall be binding upon Grantor and its successors and assigns.
- C. In exercising their rights hereunder, Grantee shall restore the Sanitary Sewer Easement Area to substantially the same condition it was in immediately prior to any disturbance.
- D. Grantor reserves all rights to use the Sanitary Sewer Easement Area for all lawful purposes not inconsistent with the grant of the easement rights contemplated herein.
- E. If any provision, or portion thereof, of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid and unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other person or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- F. There are no oral representations, warranties or other statements whatsoever except as expressed herein.

(signatures follow)

j:\redwood acquisition llc\reynoldsborg one llc (truro ave (iota 9))\post-closing development documents\sanitary sewer easement\sanitary sewer easement v2.1.docx

Attachment: Sanitary Sewer Easement v2.1 (1570 : Unrecorded Deed of Easement)

Grantor has hereunto set its hands as of the date and year first above written.

REYNOLDSBURG ONE LLC,  
an Ohio limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF OHIO                    )  
                                          ) SS:  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named REYNOLDSBURG ONE LLC, an Ohio limited liability company, by \_\_\_\_\_, its \_\_\_\_\_, who acknowledged that he/she did sign this instrument on behalf of such entity and that the same is his/her free act and deed and the free act and deed of said entity.

IN TESTIMONY HEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

My commission expires: \_\_\_\_\_

This Document Prepared By:

Lauren May, Esq.  
Hurtuk & Daroff Co., LLP  
Parkland Terrace  
6120 Parkland Boulevard, Suite 100  
Cleveland, OH 44124

Attachment: Sanitary Sewer Easement v2.1 (1570 : Unrecorded Deed of Easement)

**Exhibit A**

**Grantor's Premises**

[see attached]

**Exhibit B**

**Sanitary Sewer Easement Area**

[see attached]

EXHIBIT A

## PARCEL ONE AND TWO:

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Section 18, Township 16, Range 20, Refugee Lands and being all of that tract conveyed to David L. Windom by deed of record in Instrument No. 200011220237389 and all of Tracts I and III, and a portion of Tract II, as shown in the deed to David L. Windom and Diane W. Brown by deed of record in Official Record 30261, page C-15, and all of that 0.174 acre tract as conveyed to David L. Windom and Diane W. Brown by deed of record in Instrument No. 200301220021545 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows: Beginning at a railroad spike found marking the intersection of the extended Southerly right-of-way line of John Street with the centerline of Lancaster Avenue, being the Southeasterly corner of that tract conveyed to Mary Lu Fast by deed of record in Instrument No. 199908260217500; thence South 21 deg. 54' 59" East, with said centerline, a distance of 879.02 feet to a mag nail set at the Northeasterly corner of that tract conveyed to Patricia A. Jewell by deed of record in Instrument No. 200102150031567; thence South 71 deg. 05' 46" West, with the Northerly line of said Patricia A. Jewell tract (passing iron pins found at 29.98 feet, 324.95 feet, 385.86 feet, and 399.58 feet) a total distance of 434.23 feet to an iron pin set at the Northwesterly corner thereof; thence South 21 deg. 54' 59" East, with the Westerly line of said Patricia A. Jewell tract, a distance of 100.45 feet to an iron pin set at the Southwesterly corner thereof, in the Northerly line of that tract conveyed to Unitarian Universalist Congregation East by deed of record in Official Record 13992, page D-08; thence South 71 deg. 05' 46" West, with said Northerly line and with a Northerly line of that tract conveyed to Corner, Inc. by deed of record in Official Record 23978, page J-14, (passing an iron pin found 0.42 feet right at 413.25 feet), a distance of 414.48 feet to an iron pin set in the Easterly line of that tract conveyed to City of Reynoldsburg by deed of record in Deed Book 3498, page 275; thence North 03 deg. 34' 50" East, with said Easterly line, a distance of 80.84 feet to a Northeasterly corner thereof, in the centerline of Blacklick Creek; thence North 35 deg. 34' 12" West, with the meanders of said creek, and with an Easterly line of said City of Reynoldsburg tract, a distance of 42.96 feet to a point at the Southeasterly corner of that 0.122 acre tract as conveyed to City of Reynoldsburg by deed of record in Instrument No. 200301220021547; thence North 14 deg. 37' 07" West, continuing with said meanders, being the Easterly line of said 0.122 acre tract, a distance of 81.31 feet to a point; thence North 21 deg. 38' 28" West, continuing with said meanders and said Easterly line, a distance of 95.18 feet to a point in the Southerly line of that tract as conveyed to Robert A. and Susan L. Stapleton by deed of record in Official Record 33496, page I-15; thence North 73 deg. 56' 53" East, with the Southerly line of said Stapleton tract, a distance of 98.82 feet to a concrete monument with brass disk at the Southeasterly corner thereof; thence North 03 deg. 34' 50" East, with the Easterly line of said Stapleton tract, a distance of 749.37 feet to an iron pin found at the Northeasterly corner thereof, in the Southerly line of that tract conveyed to Robert T. Jewell by deed of record in Instrument No. 199708140071254, in the Southerly right-of-way line of said John Street; thence North 71 deg. 17' 53" East, with said Southerly right-of-way line, the Southerly line of said Robert T. Jewell and Mary Lu Fast tracts and the Southerly line of that tract conveyed to Dennis E. Rupert and Christy Rupert by deed of record in Deed Book 3618, page 619, a distance of 391.83 feet to the Point of Beginning and containing 13.201 acres, of which the present right-of-way occupies 0.563 acre, leaving a net acreage of 12.638 acres. Subject however, to all legal right-of-way and/or easements, if

any, of previous record. iron pins set, where indicated, are iron pipes, thirteen-sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing initials EMHT, Inc. The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83, control for bearings was from coordinates of FCGS Monuments Livingston and Reynoldsburg, established by the Franklin County Engineering Department, using Global Positioning System Procedures and Equipment.

**EXCEPTING THEREFROM THE FOLLOWING TRACT:**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Section 18, Township 16, Range 20, Refugee Lands, and being out of that 12.940 acre tract conveyed to Point at Blacklick, LLC by deed of record in Instrument No. 200302060037723 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows: Beginning, for reference, at a railroad spike found marking the intersection of the centerline of Lancaster Avenue with the Southerly right-of-way line of John Street extended; thence South 21 deg. 54' 59" East, with the centerline of said Lancaster Avenue, a distance of 771.87 feet to a mag nail set at the True Point of Beginning; thence South 21 deg. 54' 59" East, continuing with said centerline, a distance of 107.15 feet to a mag nail set at the Northeasterly corner of that tract conveyed to Patricia A. Jewell by deed of record in Instrument No. 200102150031567; thence South 71 deg. 05' 46" West, with the Northerly line of said Patricia A. Jewell tract, (passing an iron pin found at 29.98 feet) a total distance of 152.27 feet to an iron pin set; thence across said 12.940 acre tract, the following courses and distances: North 20 deg. 49' 24" West, a distance of 107.06 feet to an iron pin set; and North 71 deg. 05' 46" East, a distance of 150.23 feet to the True Point of Beginning containing 0.371 acre of land, more or less. Subject, however, to all legal rights-of-way and/or easements, if any, of previous record. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. The bearings herein are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearing was from coordinates of Franklin County Geodetic Survey Monuments Livingston and Reynoldsburg, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Permanent Parcel No.: 060-008676

Permanent Parcel No.: 060-008539

**PARCEL THREE:**

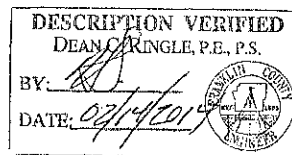
Situated in the State of Ohio, County of Franklin, Township of Truro, Section 18, Township 16, Range 20, Refugee Lands and being part of that 5.36 acre tract conveyed to Robert A. Stapleton and Susan L. Stapleton of record in Official Record 33496, page I-15 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows: Beginning, for reference, at a railroad spike found marking the intersection of the Southerly right-of-way line of John Street with the centerline of Lancaster Avenue (S.R. 256), the Northeasterly corner of Tract I as shown in the deed to David L. Windom and Diane W. Brown of record in Official Record 30261, page C-15; thence South 71 deg. 17' 53" West, with said Southerly right-of-way line, the Northerly line of said Tract I, a distance of 391.83 feet to an iron pin set marking the Northwesterly corner of said Tract I, the Northeasterly corner of said 5.36 acre tract, the True Point of Beginning; thence South 03 deg. 34' 50" West, with the Westerly line of said Tract I, the Easterly line of said 5.36 acre tract, a distance of 749.37 feet to a concrete monument

with brass disk found marking the Northeasterly corner of Tract II as shown in said deed to Windom/Brown, the Southeasterly corner of said 5.36 acre tract; thence South 73 deg. 56' 53" West with the Southerly line of said 5.36 acre tract, the North line of said Tract 2, a distance of 98.82 feet to the centerline of Blacklick Creek; thence across said 5.36 acre tract with the centerline meanders of said Blacklick Creek, as it exists in August of 2002, the following courses; North 17 deg. 26' 01" West, a distance of 30.37 feet; North 30 deg. 12' 13" West, a distance of 63.78 feet; North 41 deg. 29' 10" West, a distance of 80.59 feet; North 50 deg. 53' 03" West, a distance of 117.96 feet to a Westerly line of said 5.36 acre tract; thence North 26 deg. 23' 26" West, with a Westerly line of said 5.36 acre tract, a distance of 254.50 feet to a corner thereof, the Southeasterly corner of that 3.96 acre tract conveyed to The Village of Reynoldsburg, Ohio of record in Deed Book 2015, page 83; thence North 08 deg. 04' 19" East, with an Easterly line of said 3.96 acre tract, a Westerly line of said 5.36 acre tract, (passing an iron pin found at 53.73 feet) a distance of 190.00 feet to an iron pin set marking a common corner thereof, the Southwesterly corner of Parcel 2 as shown in the deed to David E. Demarchi of record in Official Record 34531, page E-10; thence North 71 deg. 17' 53" East, with the Southerly line of said Parcel II and with the Southerly line of Parcel I as shown in said deed to Demarchi and with said Southerly right-of-way line, the Northerly line of said 5.36 acre tract, a distance of 437.40 feet to the True Point of Beginning and containing 5.146 acres, more or less. Subject however, to all legal rights-of-way and/or easements, if any, of previous record. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT, INC. The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of FCGS Monuments Livingston and Reynoldsburg, established by the Franklin County, Engineering Department, using Global Positioning System Procedures and Equipment.

Permanent Parcel No.: 060-008766

AKA 1675 Truro Avenue, Reynoldsburg, OH 43068

Per last deed from Martin Management Services, Inc., Receiver/Liquidating Trustee for Pointe at Blacklick, LLC, an Ohio limited liability company, Grantor, filed July 1, 2008 and recorded in Instrument #200807010101238 of the Franklin County, Ohio Records.



**EXHIBIT "A"**  
**DESCRIPTION OF A 1.050 ACRE**  
**SANITARY SEWER EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 18, Township 16, Range 20, Refugee Lands, and being located within that 12.83 acre parcel and that 5.146 acre parcel, as described in a deed to **Reynoldsburg One LLC**, of record in Instrument Number 201402180019693, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bonded and described as follows:

Commencing for reference at the northeast corner of the Grantor's land, being the southeast corner of that parcel of land described in a deed to Mary Lu Fast, of record in Instrument Number 199908260217500, being on the centerline of right-of-way for Lancaster Avenue (60 feet wide) as established in Road Record 6, Page 159, and being on the easterly extension of the south line of John Street, a private street;

Thence **South 71 degrees 17 minutes 53 seconds West**, along the north line of the Grantor's land, along the south of said Fast parcel, and along the south line of said John Street, a distance of **146.94 feet** to the **TRUE POINT OF BEGINNING** for this description;

Thence across the Grantor's land along the following three (3) courses:

1. **South 21 degrees 41 minutes 30 seconds East**, a distance of **498.77 feet** to a point;
2. **South 17 degrees 23 minutes 18 seconds East**, a distance of **268.54 feet** to a point;
3. **South 73 degrees 31 minutes 23 seconds East**, a distance of **25.09 feet** to a point on an east line of the Grantor's land, being on the west line of that parcel of land described in a deed to GMN Properties LLC, of record in Instrument Number 201603170031864;

Thence **South 20 degrees 49 minutes 24 seconds East**, along an east line of the Grantor's land, along the west line of said GMN parcel, a distance of **25.14 feet** to a point;

Thence across the Grantor's land along the following three (3) described courses:

1. **North 73 degrees 31 minutes 23 seconds West**, a distance of **42.50 feet** to a point;
2. **South 71 degrees 28 minutes 02 seconds West**, a distance of **314.86 feet** to a point;
3. **South 07 degrees 09 minutes 45 seconds East**, a distance of **203.26 feet** to a point on the south line of the Grantor's land, being on the north line of that parcel of land described in a deed to Unitarian Universalist Congregation East, of record in Official Record 1399 D08;

Thence **South 71 degrees 05 minutes 46 seconds West**, along the south line of the Grantor's land, along the north line of said Unitarian parcel, a distance of **20.43 feet** to a point;

Thence across the Grantor's land along the following thirteen (13) described courses:

1. **North 07 degrees 09 minutes 45 seconds West**, a distance of **209.76 feet** to a point;
2. **North 64 degrees 39 minutes 37 seconds West**, a distance of **129.65 feet** to a point;
3. **North 34 degrees 35 minutes 19 seconds West**, a distance of **403.31 feet** to a point;
4. **North 16 degrees 50 minutes 48 seconds West**, a distance of **171.07 feet** to a point;
5. **North 69 degrees 11 minutes 41 seconds East**, a distance of **272.55 feet** to a point;

- 6. South 20 degrees 48 minutes 19 seconds East, a distance of 20.00 feet to a point;
- 7. South 69 degrees 11 minutes 41 seconds West, a distance of 253.98 feet to a point;
- 8. South 16 degrees 53 minutes 06 seconds East, a distance of 149.27 feet to a point;
- 9. South 34 degrees 35 minutes 33 seconds East, a distance of 394.87 feet to a point;
- 10. South 64 degrees 39 minutes 37 seconds East, a distance of 125.17 feet to a point;
- 11. North 71 degrees 28 minutes 02 seconds East, a distance of 312.81 feet to a point;
- 12. North 17 degrees 23 minutes 18 seconds West, a distance of 263.32 feet to a point;
- 13. North 21 degrees 41 minutes 30 seconds West, a distance of 499.06 feet to a point on the north line of the Grantor's land, being on the south of said Fast parcel, and being on the south line of said John Street;

Thence North 71 degrees 17 minutes 53 seconds East, along the north line of the Grantor's land, along the south line of said Fast Parcel and the south line of said John Street, a distance of 20.03 feet to the TRUE POINT OF BEGINNING for this description.

The above description contains 1.050 acres within Franklin County Auditor's parcel number 060-008539.

Bearings described herein are based on Grid North, referenced to the North American Datum of 1983 and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey originating on Franklin County Engineer's monuments Reynoldsburg and Livingston.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual survey of the premises, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

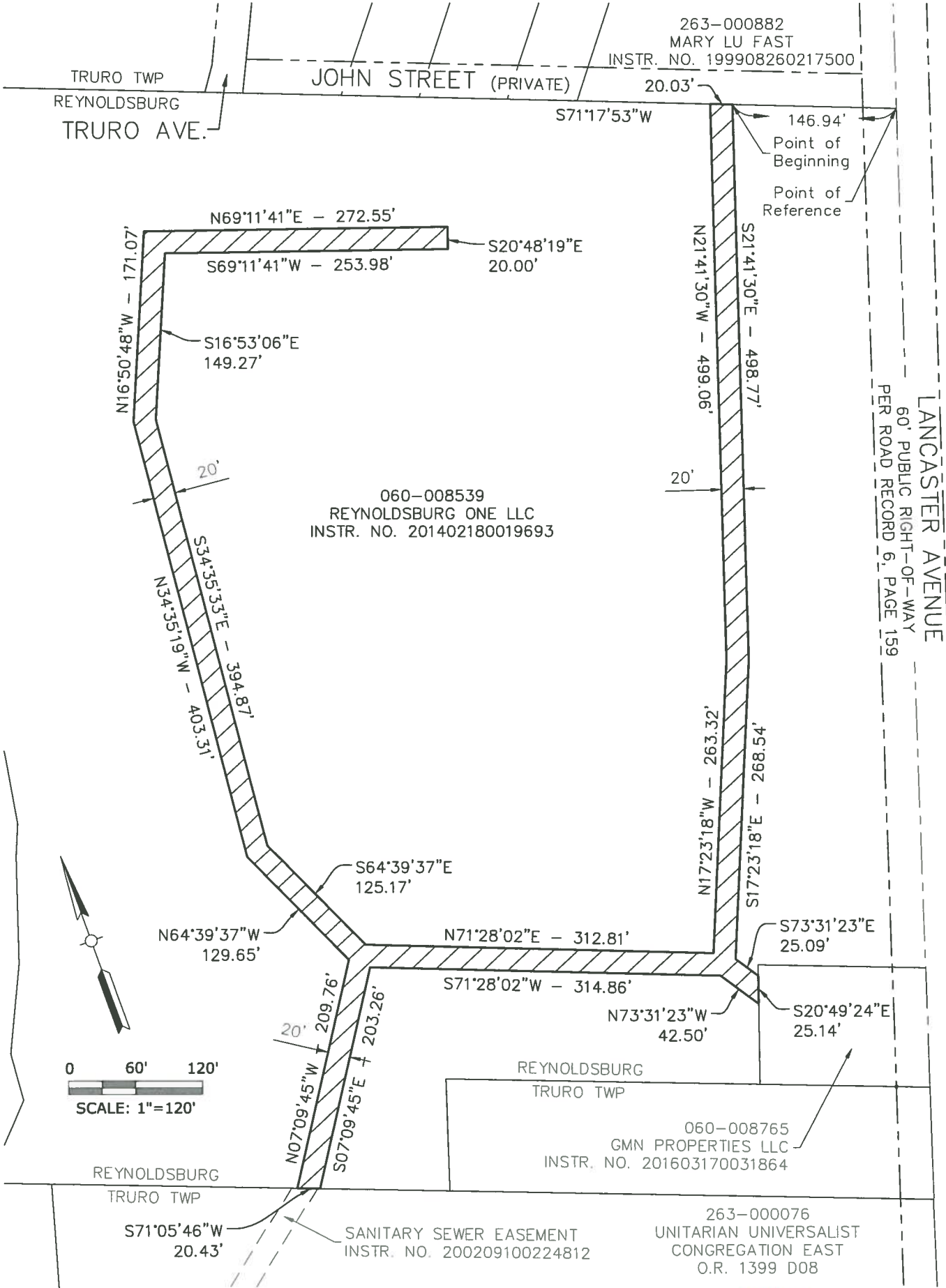
  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



9/1/2016  
Date

Attachment: Exhibit B - Easement Parcel (1570 : Unrecorded Deed of Easement)

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG,  
SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS



**BASIS OF BEARINGS**

The basis of bearings for this survey is the Ohio State Plane Coordinate System, South Zone (3402), NAD83. Reference monuments Reynoldsburg and Livingston were used.

This exhibit was prepared based on an actual field survey of the premises and is true and correct to the best of my knowledge.

American Structurepoint, Inc.

*B. P. Bingham* 9/1/2016  
Brian P. Bingham Date

Registered Professional Surveyor No. 8438



**1.050 ACRE  
SANITARY  
SEWER  
EASEMENT**

Lancaster Ave.  
Reynoldsburg, OH

|             |            |
|-------------|------------|
| Scale:      | 1" = 120'  |
| Drawn By:   | BPB        |
| Checked By: | BPB        |
| Date:       | 8/31/2016  |
| Job No.:    | 2013.00200 |

**EXHIBIT  
"B"**  
  
**1/1**

Attachment: Exhibit B - Easement Parcel (1570 : Unrecorded Deed of Easement)



Instrument Number: 201610190142830  
Recorded Date: 10/19/2016 12:35:28 PM



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: T20160067400  
Document Type: EASEMENT  
Document Page Count: 11

Submitted By (Walk-In):  
AMERICAN LAND TITLE AFFILIATES LLC

Walk-In

Return To (Mail Envelope):  
AMERICAN LAND TITLE AFFILIATES LLC

Mail Envelope

First Grantor:  
REYNOLDSBURG ONE LLC

First Grantee:  
REYNOLDSBURG CITY OF

**Fees:**  
Document Recording Fee: \$28.00  
Additional Pages Fee: \$72.00  
**Total Fees:** \$100.00  
**Amount Paid:** \$100.00  
**Amount Due:** \$0.00

Instrument Number: 201610190142830  
Recorded Date: 10/19/2016 12:35:28 PM

OFFICIAL RECORDING COVER PAGE

**DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

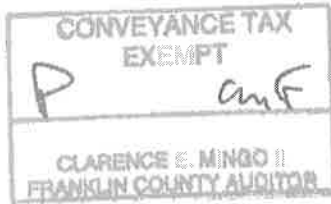
NOTE: If the document data differs from this cover sheet, the document data always supersedes the cover page.  
COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Attachment: 2016-11-16 Blacklick Pointe Deed of Easement (1570 : Unrecorded Deed of Easement)

TRANSFER  
NOT NECESSARY

OCT 19 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



### SANITARY SEWER EASEMENT AGREEMENT

THIS SANITARY SEWER EASEMENT AGREEMENT (the "Agreement") is entered into as of this 12<sup>th</sup> day of October, 2016 (the "Effective Date") by REYNOLDSBURG ONE LLC, an Ohio limited liability company, having an address at 23775 Commerce Park, Suite 7, Beachwood, Ohio 44122 ("Grantor") to the CITY OF REYNOLDSBURG, an Ohio political subdivision, having an address of 7232 E. Main Street, Reynoldsburg, Ohio 43068 ("Grantee").

### WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in the City of Reynoldsburg, County of Franklin and State of Ohio (the "Grantor's Premises") and more particularly described on Exhibit A attached hereto and incorporated herein; and

WHEREAS, as part of Grantor's development of Grantor's Premises, Grantor has installed or will install within Grantor's Premises a sanitary sewer and associated appurtenances (collectively, the "Sanitary Sewer") which Sanitary Sewer, after Grantor's compliance with the terms of a separate Developer Agreement between Grantor and Grantee dated September 7, 2016 ("Developer Agreement") and subject to the terms and conditions of the same, will be accepted by Grantee.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, Grantor agrees as follows:

Section 1. Sanitary Sewer Easement. Grantor hereby grants unto Grantee a non-exclusive easement (the "Sanitary Sewer Easement") over, through, under and upon a portion of the Grantor's Premises ("Sanitary Sewer Easement Area") in the location described and depicted as the Sanitary Sewer Easement in Exhibit B attached hereto and made a part hereof, for the purposes of repairing, servicing, maintaining and replacing the Sanitary Sewer subject to the terms and provisions set forth herein.

Section 2. Miscellaneous Provisions.

- A. This Agreement does not modify, terminate, waive or otherwise revise the obligations between Grantor and Grantee with respect to the construction and maintenance of the Sanitary Sewer, as the same are set forth in separate unrecorded documents including, without limitation, the Developer Agreement; provided, however, to the extent this Agreement imposes any additional obligations on Grantee in its exercise of the Sanitary Sewer Easement granted herein (i.e. Section 2.C of this Agreement), Grantee shall comply with such obligations.
- B. This Agreement shall be governed by and interpreted under the laws of the State of Ohio, shall run with the land and shall be binding upon Grantor and its successors and assigns.
- C. In exercising their rights hereunder, Grantee shall restore the Sanitary Sewer Easement Area to substantially the same condition it was in immediately prior to any disturbance.
- D. Grantor reserves all rights to use the Sanitary Sewer Easement Area for all lawful purposes not inconsistent with the grant of the easement rights contemplated herein.
- E. If any provision, or portion thereof, of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid and unenforceable, the remainder of this Agreement, or the application of such provision, or portion thereof, to any other person or circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- F. There are no oral representations, warranties or other statements whatsoever except as expressed herein.

(signatures follow)

j:\redwood acquisition llc\reynoldsburg one llc (truro ave (iota 9))\post-closing development documents\sanitary sewer easement\sanitary sewer easement v2.1.docx

Grantor has hereunto set its hands as of the date and year first above written.

REYNOLDSBURG ONE LLC  
an Ohio limited liability company

By: \_\_\_\_\_

Name: David M. Conwill

Title: Manager

STATE OF OHIO )  
 ) SS:  
COUNTY OF Cuyahoga )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named REYNOLDSBURG ONE LLC, an Ohio limited liability company, by David M. Conwill, its Manager, who acknowledged that he/she did sign this instrument on behalf of such entity and that the same is his/her free act and deed and the free act and deed of said entity.

IN TESTIMONY HEREOF, I have hereunto set my hand and official seal this 10<sup>th</sup> day of October, 2016.



ANDREA L. BUSHWAY  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
March 24, 2020  
Recorded in  
Summit County

Andrea L. Bushway  
Notary Public

My commission expires: March 24, 2020

This Document Prepared By:

Lauren May, Esq.  
Hurtuk & Daroff Co., LLP  
Parkland Terrace  
6120 Parkland Boulevard, Suite 100  
Cleveland, OH 44124

Exhibit AGrantor's Premises

[see attached]

EXHIBIT A

## PARCEL ONE AND TWO:

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Section 18, Township 16, Range 20, Refugee Lands and being all of that tract conveyed to David L. Windom by deed of record in Instrument No. 200011220237389 and all of Tracts I and III, and a portion of Tract II, as shown in the deed to David L. Windom and Diane W. Brown by deed of record in Official Record 30261, page C-15, and all of that 0.174 acre tract as conveyed to David L. Windom and Diane W. Brown by deed of record in Instrument No. 200301220021545 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows: Beginning at a railroad spike found marking the intersection of the extended Southerly right-of-way line of John Street with the centerline of Lancaster Avenue, being the Southeasterly corner of that tract conveyed to Mary Lu Fast by deed of record in Instrument No. 199908260217500; thence South 21 deg. 54' 59" East, with said centerline, a distance of 879.02 feet to a mag nail set at the Northeasterly corner of that tract conveyed to Patricia A. Jewell by deed of record in Instrument No. 200102150031567; thence South 71 deg. 05' 46" West, with the Northerly line of said Patricia A. Jewell tract (passing iron pins found at 29.98 feet, 324.95 feet, 385.86 feet, and 399.58 feet) a total distance of 434.23 feet to an iron pin set at the Northwesterly corner thereof; thence South 21 deg. 54' 59" East, with the Westerly line of said Patricia A. Jewell tract, a distance of 100.45 feet to an iron pin set at the Southwesterly corner thereof, in the Northerly line of that tract conveyed to Unitarian Universalist Congregation East by deed of record in Official Record 13992, page D-08; thence South 71 deg. 05' 46" West, with said Northerly line and with a Northerly line of that tract conveyed to Corner, Inc. by deed of record in Official Record 23978, page J-14, (passing an iron pin found 0.42 feet right at 413.25 feet), a distance of 414.48 feet to an iron pin set in the Easterly line of that tract conveyed to City of Reynoldsburg by deed of record in Deed Book 3498, page 275; thence North 03 deg. 34' 50" East, with said Easterly line, a distance of 80.84 feet to a Northeasterly corner thereof, in the centerline of Blacklick Creek; thence North 35 deg. 34' 12" West, with the meanders of said creek, and with an Easterly line of said City of Reynoldsburg tract, a distance of 42.96 feet to a point at the Southeasterly corner of that 0.122 acre tract as conveyed to City of Reynoldsburg by deed of record in Instrument No. 200301220021547; thence North 14 deg. 37' 07" West, continuing with said meanders, being the Easterly line of said 0.122 acre tract, a distance of 81.31 feet to a point; thence North 21 deg. 38' 28" West, continuing with said meanders and said Easterly line, a distance of 95.18 feet to a point in the Southerly line of that tract as conveyed to Robert A. and Susan L. Stapleton by deed of record in Official Record 33496, page 1-15; thence North 73 deg. 56' 53" East, with the Southerly line of said Stapleton tract, a distance of 98.82 feet to a concrete monument with brass disk at the Southeasterly corner thereof; thence North 03 deg. 34' 50" East, with the Easterly line of said Stapleton tract, a distance of 749.37 feet to an iron pin found at the Northeasterly corner thereof, in the Southerly line of that tract conveyed to Robert T. Jewell by deed of record in Instrument No. 199708140071254, in the Southerly right-of-way line of said John Street; thence North 71 deg. 17' 53" East, with said Southerly right-of-way line, the Southerly line of said Robert T. Jewell and Mary Lu Fast tracts and the Southerly line of that tract conveyed to Dennis E. Rupert and Christy Rupert by deed of record in Deed Book 3618, page 619, a distance of 391.83 feet to the Point of Beginning and containing 13.201 acres, of which the present right-of-way occupies 0.563 acre, leaving a net acreage of 12.638 acres. Subject however, to all legal right-of-way and/or easements, if

any, of previous record. iron pins set, where indicated, are iron pipes, thirteen-sixteenth (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing initials EMHT, Inc. The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83, control for bearings was from coordinates of FCGS Monuments Livingston and Reynoldsburg, established by the Franklin County Engineering Department, using Global Positioning System Procedures and Equipment.

**EXCEPTING THEREFROM THE FOLLOWING TRACT:**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, located in Section 18, Township 16, Range 20, Refugee Lands, and being out of that 12.940 acre tract conveyed to Point at Blacklick, LLC by deed of record in Instrument No. 200302060037723 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows: Beginning, for reference, at a railroad spike found marking the intersection of the centerline of Lancaster Avenue with the Southerly right-of-way line of John Street extended; thence South 21 deg. 54' 59" East, with the centerline of said Lancaster Avenue, a distance of 771.87 feet to a mag nail set at the True Point of Beginning; thence South 21 deg. 54' 59" East, continuing with said centerline, a distance of 107.15 feet to a mag nail set at the Northeastly corner of that tract conveyed to Patricia A. Jewell by deed of record in Instrument No. 200102150031567; thence South 71 deg. 05' 46" West, with the Northerly line of said Patricia A. Jewell tract, (passing an iron pin found at 29.98 feet) a total distance of 152.27 feet to an iron pin set; thence across said 12.940 acre tract, the following courses and distances: North 20 deg. 49' 24" West, a distance of 107.06 feet to an iron pin set; and North 71 deg. 05' 46" East, a distance of 150.23 feet to the True Point of Beginning containing 0.371 acre of land, more or less. Subject, however, to all legal rights-of-way and/or easements, if any, of previous record. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. The bearings herein are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearing was from coordinates of Franklin County Geodetic Survey Monuments Livingston and Reynoldsburg, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Permanent Parcel No.: 060-008676

Permanent Parcel No.: 060-008539

**PARCEL THREE:**

Situated in the State of Ohio, County of Franklin, Township of Truro, Section 18, Township 16, Range 20, Refugee Lands and being part of that 5.36 acre tract conveyed to Robert A. Stapleton and Susan L. Stapleton of record in Official Record 33496, page 1-15 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows: Beginning, for reference, at a railroad spike found marking the intersection of the Southerly right-of-way line of John Street with the centerline of Lancaster Avenue (S.R. 256), the Northeastly corner of Tract I as shown in the deed to David L. Windom and Diane W. Brown of record in Official Record 30261, page C-15; thence South 71 deg. 17' 53" West, with said Southerly right-of-way line, the Northerly line of said Tract I, a distance of 391.83 feet to an iron pin set marking the Northwestly corner of said Tract I, the Northeastly corner of said 5.36 acre tract, the True Point of Beginning; thence South 03 deg. 34' 50" West, with the Westerly line of said Tract I, the Easterly line of said 5.36 acre tract, a distance of 749.37 feet to a concrete monument

with brass disk found marking the Northeasterly corner of Tract II as shown in said deed to Windom/Brown, the Southeasterly corner of said 5.36 acre tract; thence South 73 deg. 56' 53" West with the Southerly line of said 5.36 acre tract, the North line of said Tract 2, a distance of 98.82 feet to the centerline of Blacklick Creek; thence across said 5.36 acre tract with the centerline meanders of said Blacklick Creek, as it exists in August of 2002, the following courses; North 17 deg. 26' 01" West, a distance of 30.37 feet; North 30 deg. 12' 13" West, a distance of 63.78 feet; North 41 deg. 29' 10" West, a distance of 80.59 feet; North 50 deg. 53' 03" West, a distance of 117.96 feet to a Westerly line of said 5.36 acre tract; thence North 26 deg. 23' 26" West, with a Westerly line of said 5.36 acre tract, a distance of 254.50 feet to a corner thereof, the Southeasterly corner of that 3.96 acre tract conveyed to The Village of Reynoldsburg, Ohio of record in Deed Book 2015, page 83; thence North 08 deg. 04' 19" East, with an Easterly line of said 3.96 acre tract, a Westerly line of said 5.36 acre tract, (passing an iron pin found at 53.73 feet) a distance of 190.00 feet to an iron pin set marking a common corner thereof, the Southwesterly corner of Parcel 2 as shown in the deed to David E. Demarchi of record in Official Record 34531, page E-10; thence North 71 deg. 17' 53" East, with the Southerly line of said Parcel II and with the Southerly line of Parcel I as shown in said deed to Demarchi and with said Southerly right-of-way line, the Northerly line of said 5.36 acre tract, a distance of 437.40 feet to the True Point of Beginning and containing 5.146 acres, more or less. Subject however, to all legal rights-of-way and/or easements, if any, of previous record. Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT, INC. The bearings herein are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of FCGS Monuments Livingston and Reynoldsburg, established by the Franklin County, Engineering Department, using Global Positioning System Procedures and Equipment.

Permanent Parcel No.: 060-008766

AKA 1675 Truro Avenue, Reynoldsburg, OH 43068

Per last deed from Martin Management Services, Inc., Receiver/Liquidating Trustee for Pointe at Blacklick, LLC, an Ohio limited liability company, Grantor, filed July 1, 2008 and recorded in Instrument #200807010101238 of the Franklin County, Ohio Records.

0-106-E  
ALL OF  
(060)  
008539,  
008476  
E  
008766



**Exhibit B****Sanitary Sewer Easement Area**

[see attached]

Attachment: 2016-11-16 Blacklick Pointe Deed of Easement (1570 : Unrecorded Deed of Easement)

**EXHIBIT "A"**  
**DESCRIPTION OF A 1.050 ACRE**  
**SANITARY SEWER EASEMENT**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, Section 18, Township 16, Range 20, Refugee Lands, and being located within that 12.83 acre parcel and that 5.146 acre parcel, as described in a deed to Reynoldsburg One LLC, of record in Instrument Number 201402180019693, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bonded and described as follows:

Commencing for reference at the northeast corner of the Grantor's land, being the southeast corner of that parcel of land described in a deed to Mary Lu Fast, of record in Instrument Number 199908260217500, being on the centerline of right-of-way for Lancaster Avenue (60 feet wide) as established in Road Record 6, Page 159, and being on the easterly extension of the south line of John Street, a private street;

Thence South 71 degrees 17 minutes 53 seconds West, along the north line of the Grantor's land, along the south of said Fast parcel, and along the south line of said John Street, a distance of 146.94 feet to the TRUE POINT OF BEGINNING for this description;

Thence across the Grantor's land along the following three (3) courses:

1. South 21 degrees 41 minutes 30 seconds East, a distance of 498.77 feet to a point;
2. South 17 degrees 23 minutes 18 seconds East, a distance of 268.54 feet to a point;
3. South 73 degrees 31 minutes 23 seconds East, a distance of 25.09 feet to a point on an east line of the Grantor's land, being on the west line of that parcel of land described in a deed to GMN Properties LLC, of record in Instrument Number 201603170031864;

Thence South 20 degrees 49 minutes 24 seconds East, along an east line of the Grantor's land, along the west line of said GMN parcel, a distance of 25.14 feet to a point;

Thence across the Grantor's land along the following three (3) described courses:

1. North 73 degrees 31 minutes 23 seconds West, a distance of 42.50 feet to a point;
2. South 71 degrees 28 minutes 02 seconds West, a distance of 314.86 feet to a point;
3. South 07 degrees 09 minutes 45 seconds East, a distance of 203.26 feet to a point on the south line of the Grantor's land, being on the north line of that parcel of land described in a deed to Unitarian Universalist Congregation East, of record in Official Record 1399 D08;

Thence South 71 degrees 05 minutes 46 seconds West, along the south line of the Grantor's land, along the north line of said Unitarian parcel, a distance of 20.43 feet to a point;

Thence across the Grantor's land along the following thirteen (13) described courses:

1. North 07 degrees 09 minutes 45 seconds West, a distance of 209.76 feet to a point;
2. North 64 degrees 39 minutes 37 seconds West, a distance of 129.65 feet to a point;
3. North 34 degrees 35 minutes 19 seconds West, a distance of 403.31 feet to a point;
4. North 16 degrees 50 minutes 48 seconds West, a distance of 171.07 feet to a point;
5. North 69 degrees 11 minutes 41 seconds East, a distance of 272.55 feet to a point;

6. South 20 degrees 48 minutes 19 seconds East, a distance of 20.00 feet to a point;
7. South 69 degrees 11 minutes 41 seconds West, a distance of 253.98 feet to a point;
8. South 16 degrees 53 minutes 06 seconds East, a distance of 149.27 feet to a point;
9. South 34 degrees 35 minutes 33 seconds East, a distance of 394.87 feet to a point;
10. South 64 degrees 39 minutes 37 seconds East, a distance of 125.17 feet to a point;
11. North 71 degrees 28 minutes 02 seconds East, a distance of 312.81 feet to a point;
12. North 17 degrees 23 minutes 18 seconds West, a distance of 263.32 feet to a point;
13. North 21 degrees 41 minutes 30 seconds West, a distance of 499.06 feet to a point on the north line of the Grantor's land, being on the south of said Fast parcel, and being on the south line of said John Street;

Thence North 71 degrees 17 minutes 53 seconds East, along the north line of the Grantor's land, along the south line of said Fast Parcel and the south line of said John Street, a distance of 20.03 feet to the TRUE POINT OF BEGINNING for this description.

The above description contains 1.050 acres within Franklin County Auditor's parcel number 060-008539.

Bearings described herein are based on Grid North, referenced to the North American Datum of 1983 and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey originating on Franklin County Engineer's monuments Reynoldsburg and Livingston.

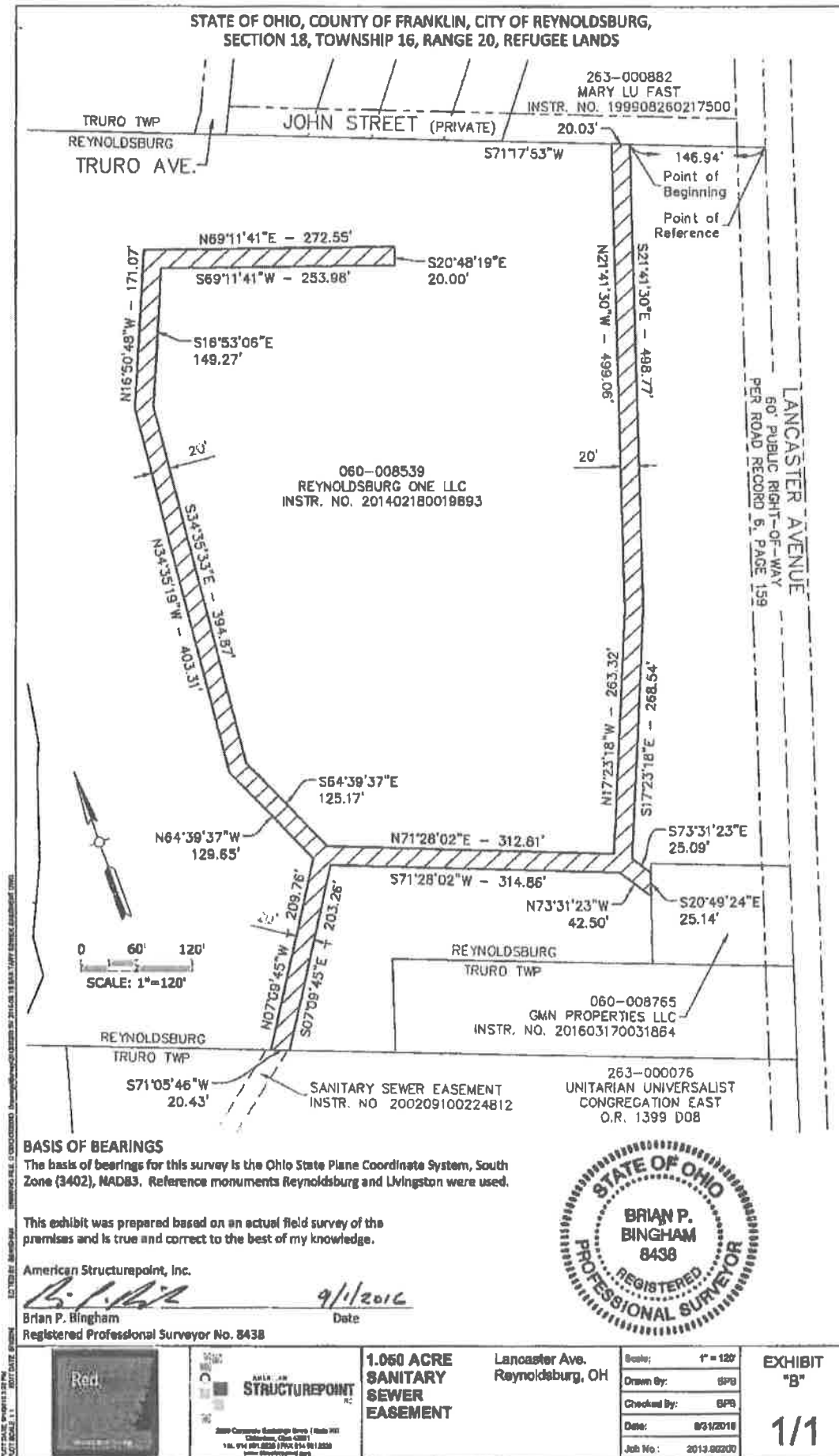
This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual survey of the premises, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

  
 Brian P. Bingham  
 Registered Professional Surveyor No. 8438



9/1/2016  
 Date



Attachment: 2016-11-16 Blacklick Pointe Deed of Easement (1570 : Unrecorded Deed of Easement)