

138255

EASEMENT DEED

DONALD D. KNICKERBOCKER and EDITH A. KNICKERBOCKER, husband and wife, of Miami County, Ohio, for valuable consideration paid, grants, an easement for use as a roadway, with appurtenance, to THE CITY OF TIPP CITY, whose tax mailing address is: 260 South Garber Drive, Tipp City, Ohio 45371, the following Real Property:

SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWN 4, RANGE 6E, TOWNSHIP OF MONROE, COUNTY OF MIAMI, STATE OF OHIO AND BEING A PART OF A 1.669 ACRE TRACT OF LAND OWNED BY DONALD D. AND EDITH A. KNICKERBOCKER BY DEED VOLUME 565, PAGE 884, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRANSFER NOT NECESSARY
Feb 3 19 93
CHRIS A. PEEPLES, AUDITOR
MIAMI COUNTY, OHIO

Commencing for reference at a railroad spike at the Northwest corner of the Northwest quarter of Section 15 and being the Northwest corner of aforesaid 1.669 acre tract;

thence, South 4°-49'-30" East, 280.00 feet with the west line of said section and the west line of said 1.669 acre tract to the southwest corner of said 1.669 acre tract;

thence, North 87°-59'-25" East, 38.92 feet with the south line of said 1.669 acre tract to a point on the east right-of-way line of County Road 25A, marking the place of beginning of the within described easement;

thence, North 1°-24'-02" West, 200.81 feet with the existing east right-of-way line of County Road 25A to a state highway monument;

thence, South 4°-34'-39" East, 201.00 feet with a new easement line to the South line of aforesaid 1.669 acre tract;

thence, South 87°-59'-25" West, 11.14 feet to the place of beginning, containing 0.025 acres, more or less, and subject to all existing easements, right-of-way, and restriction of record.

Reference exhibit A for a pictorial description.

This description was prepared by Mark B. Studebaker, Ohio Professional Surveyor #7074, on December 11, 1992, from existing records as follows; Miami County Record of Land Surveys Vol. 19, Pg. 133 and Ohio Department of Transportation Right-of-Way Plans, MIA. 75 0.00.

PRIOR INSTRUMENT REFERENCE: Volume 565, Page 884 of the Miami County Deed Records.

WITNESS their hands this 1 day of Feb, 199⁷.

Signed and acknowledge
in the presence of:

Nancy Knickerbocker
Witness

Donald Lee Knickerbocker
Donald Knickerbocker

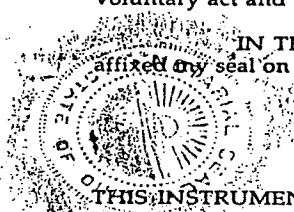
Jill Knickerbocker
Witness

Edith Knickerbocker
Edith Knickerbocker

STATE OF OHIO)
COUNTY OF MONTOMGERY)

³ BE IT REMEMBERED, That on this 1 day of February, 199⁷, before me, the subscriber, a notary public, in and for said county and state, personally came, DONALD KNICKERBOCKER and EDITH KNICKERBOCKER, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

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



Jill Knickerbocker
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
JOSEPH P. MOORE
Attorney at Law
410 Corporate Center Drive
Vandalia, Ohio 45377

JILL A. KNICKERBOCKER, Notary Public
In and For The State of Ohio
My Commission Expires Feb. 5, 1997

