

EASEMENT FOR SHARED DRIVEWAY PURPOSES

Know and by these presents that the Board of Education of the Big Walnut Local School District, (“Grantor”), for valuable consideration paid to them by Deborah I. Meade, Executor of the Estate of Donald E. Edwards aka Donald Eugene Edwards (“Grantee”) does hereby grant and convey an easement for ingress and egress over upon and through the following real property of Big Walnut Local School District being bounded and described as follows:

See Exhibit “A” attached hereto

for purposes of using and maintaining a shared driveway for ingress and egress purposes for the benefit of a 0.429 acre tract and a 0.352 acre tract including the right to maintain, repair and care for said driveway.

Grantee, on behalf of the Estate of Donald E. Edwards aka Donald Eugene Edwards and its successors and assigns by acceptance of this easement covenant and agree as follows:

- 1. The owners of the 0.429 acre parcel (tax parcel # 417-411-17-003-001) and the owner of the 0.352 acre parcel (tax parcel # 417-411-17-003-000) each shall be responsible to pay one-half (1/2) the costs of maintaining this shared driveway.
- 2. Grantor and Grantee covenant and agree that they will not obstruct said driveway or authorize the same to be obstructed, by any means whatsoever, including but not limited to, parking of a vehicle or vehicles thereon.
- 3. Grantees shall hold the Grantor harmless from any and all liability associated with the use of this shared driveway easement.

This easement shall be non-exclusive, and the Grantors herein retain the right to use the easement area for all legal purposes not inconsistent with this easement. This easement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the respective parties stated herein and their heirs, successors, grantees and assigns.

IN WITNESS WHEREOF the parties have executed this instrument this__ day of _____, 2024.

The Board of Education of the Big Walnut Local School District

By:_____

Its:_____

STATE OF OHIO
COUNTY OF DELAWARE: ss

BE IT REMEMBERED, that on the ____ day of _____, 2024, before me, the subscriber, a Notary Public in and for said State, personally came the above named, The Board of Education of the Big Walnut Local School District by _____, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or entity upon behalf of which the person acted, executed the instrument.

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

Notary Public

This Instrument Prepared By:
Firestone, Brehm, Wolf & Whitney LLP,
6 South Vernon Street, P.O. Box 321,
Sunbury, Ohio 43074; (740) 965-2226

Tracy & Mills, Surveyors

Thomas M. Tracy, P.S. 1941-2002
David R. Mills, P.S. 7157
Amy Bernicken, P.S. 8571

EASEMENT DESCRIPTION FOR:
Board of Education, Sunbury Local School District
0.083 Acre
June, 2024

The following real estate situate in Lot 15, Quarter Township 4, Township 4 North, Range 17 West, City of Sunbury, U.S.M.L., Delaware County, Ohio, and being described as follows:

Commencing at the northwest corner of Lot 32, being in the old centerline of State Route 37 and the east line of Lot 19, witness a 3/4" iron pipe found South 04° 16' 00" West, 30.44 feet;

Thence along the old centerline of State Route 37 the following four courses:

1. North 85° 33' 45" West, 59.39 feet to a Magnail set;
2. North 66° 41' 41" West, 293.51 feet to a 5/8" iron pin found;
3. North 27° 10' 22" West, crossing into Lot 15, 394.20 feet to a 5/8" iron pin found;
4. North 28° 07' 08" West, passing through a 5/8" iron pin set at 171.50 feet, a total distance of 379.98 feet to the southeasterly corner and beginning point of the Easement herein described;

Thence South 60° 40' 08" West, passing through 5/8" iron pins set at 30.00 feet and 97.00 feet, a total distance of 147.00 feet to a 3/4" iron pipe found;

Thence North 28° 07' 08" West, 24.75 feet;

Thence North 60° 40' 08" East, 146.30 feet to the old centerline of State Route 37;

Thence along the old centerline of State Route 37, South 28° 07' 08" East, 24.75 feet to the point of beginning, containing 0.083 acre, as surveyed in June, 2024 by Tracy &

Tracy & Mills, Surveyors

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Amy Bernicken, P.S. 8571

Mills, Surveyors, 10 E. Vine Street, Mount Vernon, Ohio, Amy Bernicken, Ohio Professional Surveyor #8571.

North based on the Ohio State Plane Coordinate System, NAD83, North Zone.

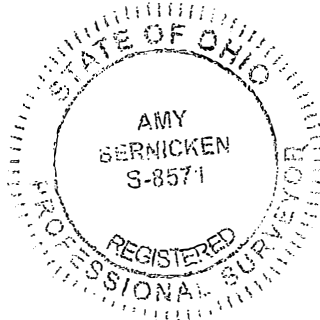
Note: Iron pins set are 5/8" x 30" rebar with plastic cap stamped Tracy & Mills.

Part of Parcel Number 417-411-17-015-000.

Deed Volume 230, Page 569.



Amy Bernicken, Surveyor No. 8571
Date: June 28, 2024

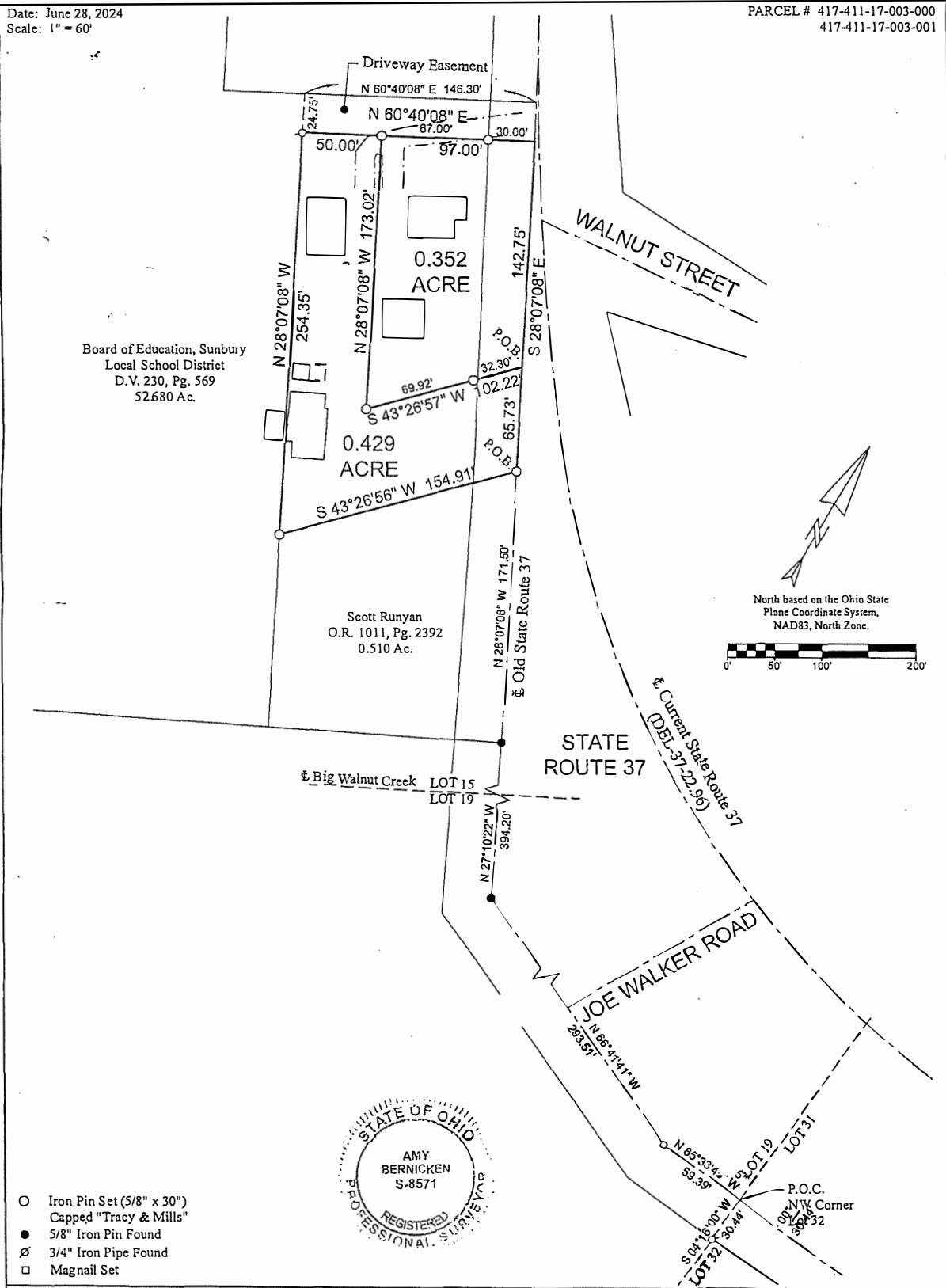


DAVID R. MILLS, PS
SURVEYOR #7157
AMY BERNICKEN, PS
SURVEYOR #8571

TRACY & MILLS, SURVEYORS
10 East Vine Street - P.O. Box 642
Mount Vernon, Ohio 43050
Tel.: 740-397-8324 Fax: 740-397-5910
tracyandmills@aol.com

FLOYD W. BARNES, PS
1921-2018
THOMAS M. TRACY, PS
1941-2002

SURVEY FOR: Donald E. Edwards, Estate, D.V. 450, Pg. 484 & D.V. 489, Pg. 636
LOCATION: Situate in Lot 15, Quarter Township 4, Township 4 North, Range 17 West,
City of Sunbury, U.S.M.L., Delaware County, Ohio



- Iron Pin Set (5/8" x 30")
Capped "Tracy & Mills"
- 5/8" Iron Pin Found
- ∅ 3/4" Iron Pipe Found
- Magnail Set



CERTIFICATION: We hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

David R. Mills, Surveyor No. 7157
Amy Bernicken, Surveyor No. 8571