

LPA RE 806D
Rev. 10/2017

ED
LPA

EASEMENT

City of Avon, Ohio, the Grantor(s), as a GIFT/DONATION to the Grantee, City of North Ridgeville, Ohio, does hereby quitclaim to the Grantee, its successors and assigns, a right of way easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 7-SH

LOR - MILLS ROAD

SEE EXHIBIT A ATTACHED

Lorain County Current Tax Parcel No. 04-00-013-000-125 and 04-00-013-000-136
Prior Instrument Reference: Instrument Nos 2019-0715851 and 2008-0279446, Lorain County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road, to wit: Mills Road. It is acknowledged and accepted by the Grantee that the adjacent bridge structure which carries Mills Road over the waterway known as French Creek shall not now or in the future be modified to increase the number of spans from the current single span design; have its Span increased beyond twenty-five (25) feet; have its Rise be larger than nine (9) feet; or mechanically increase the cross-sectional flow area under the bridge structure; without authorization from the Avon City Council.

IN WITNESS WHEREOF City Of Avon, Ohio has caused its name to be subscribed by _____, its duly authorized Mayor Bryan K. Jensen, and its duly authorized agent on the _____ day of _____, 2020.

CITY OF AVON, OHIO

By: _____
Mayor Bryan K. Jensen

STATE OF OHIO, COUNTY OF LORAIN SS:

BE IT REMEMBERED, that on the _____ day of _____, 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Bryan K. Jensen, who acknowledged being the Mayor and duly authorized agent of City Of Avon, Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to Bryan K. Jensen with regard to the notarial act.

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

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: or for the City of North Ridgeville on forms approved by the Office of the Attorney General of Ohio.

EXHIBIT A

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Ver. Date 03/12/2020

PID 106751

**PARCEL 7-SH
LOR-M0003-01.40
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO**

An ~~exclusive~~ perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of North Ridgeville, Lorain County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the City of Avon, Lorain County, Ohio, and being in the Original Avon Township Section No. 13, and being part of Sublot No. 7 of the Stone River Subdivision No. 1 as recorded in Plat Volume 36 of Maps, Page 76 and conveyed to the City of Avon by instrument as recorded in IR 2008-0279446 and part of an 0.79 acre tract of land as conveyed to the City of Avon by instrument as recorded in IR 2019-0715851, of the Official Records of said county, being more particularly bounded and described, with Stations and offsets referenced to the centerlines of Mills Road, as follows:

Beginning for reference at an iron pin set at the southwest corner of said Sublot No. 7 and the southeast corner of said 0.79 acre tract, in the north right of way line of Mills Road (60'), being 30.00 feet left of centerline Station 36+67.40, said point being the TRUE POINT OF BEGINNING;

PARCEL 7-SH

Thence with said north right of way line and the south line of said tract South 89° 35' 38" West 60.40 feet to iron pin set 30.00 feet left of centerline Station 36+07.00;

Thence along new lines through said Sublot and said tract for the following three courses:

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PARCEL 7-SH cont'd

1. North $66^{\circ} 45' 37''$ East 41.23 feet to an iron pin set 46.00 feet left of centerline Station 36+45.00;
2. North $89^{\circ} 35' 38''$ East 70.00 feet to an iron pin set 46.00 feet left of centerline Station 37+15.00;
3. South $86^{\circ} 35' 20''$ East, passing a witness pin set at 52.09 feet, 8.00 feet from the corner, for a total of 60.09 feet to a point in the east line of said Sublot 7, (not set, in an electric transformer), 42.00 feet left of centerline Station 37+74.95;

Thence South $00^{\circ} 24' 22''$ East 12.00 feet to the southeast corner of said Sublot, in said north right of way line, (not set, on a storm inlet), 30.00 feet left of centerline Station 37+74.95;

Thence with said north right of way line and the south line of said Sublot South $89^{\circ} 35' 38''$ West, passing a witness pin at 8.00 feet, for a total of 107.55 feet to the TRUE POINT OF BEGINNING, containing 0.052 acres, (2263 SF), more or less, subject to all legal easements and restrictions of record.

This description is based upon a field survey performed by LJB Inc. under the direction of Harry G. Herbst III, Registered Surveyor Number 6596 in April and July 2017, with bearings based upon the Ohio State Plane Coordinates, North Zone, NAD83 (2011), by GPS utilizing ODOT VRS, and conventional surveying.

This description was prepared by LJB Inc. under the direction of Harry G. Herbst III, Registered Surveyor Number 6596.

Iron pins referred to as "set" shall be 3/4" by 30" reinforcing rod set by LJB Inc. with Aluminum cap stamped " PS 6596 - LJB INC".

Evidence of occupation supports the monumentation found in the field and the property lines recited in this description.

Grantor claims title through instruments of record in IR 2008-0279446 and IR 2019-0715851, Lorain County Recorder's Office.

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PARCEL 7-SH cont'd

0.037 acres of the above described area is contained within Lorain County Auditor's Permanent Parcel Number 0400013000136, of which the present road right of way occupies 0.000 acres, more or less.

0.015 acres of the above described area is contained within Lorain County Auditor's Permanent Parcel Number 0400013000125, of which the present road right of way occupies 0.000 acres, more or less.

Prepared by
LJB Inc.

By: Harry G. Herbst III 08/10/2020
Harry G. Herbst III, Ohio PS No. 6596 Date

