

15-535

EXHIBIT A

LPA RX 871 SH

Page 1 of 2

Rev. 06/09 *TM*

Ver. Date 03/24/15

PID 88528

PARCEL 14-SH
SUM-C.H.15-5.65
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
COUNTY OF SUMMIT, SUMMIT 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 County Of Summit, Summit 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]

Situated in the State of Ohio, County of Summit, Township of Springfield, being a part of the Wal-Mart Subdivision in Original Tract 1, Town 1 North, Range 10 West, as recorded in Plat Cabinet H, Slide 244 Summit County Records, and also being on the right side of the centerline of right of way of S. Arlington Road (C.H. 15), as shown on a right-of-way plan sheet made in 2015, for the Summit County Engineer, titled "SUM-C.H.15-5.65" and bounded and described as follows:

COMMENCING at the southwesterly corner of said Wal-Mart Subdivision on the existing easterly right of way line of S. Arlington Road, being 58.00 feet right of S. Arlington Road centerline of right of way Station 302+53.08;

1. Thence North 04 degrees 49 minutes 24 seconds West a distance of 21.23 feet, along said existing easterly right of way line of S. Arlington Road being the westerly line of said Wal-Mart Subdivision, to the southwesterly property corner of the Grantor 56.03 feet right of Station 302+74.22, and being the TRUE POINT OF BEGINNING;
2. Thence North 04 degrees 49 minutes 25 seconds West a distance of 5.81 feet, continuing along said existing easterly right of way line and westerly line of Wal-Mart Subdivision to $\frac{3}{4}$ inch diameter capped iron pin set 55.49 feet right of Station 302+80.00;
3. Thence South 89 degrees 30 minutes 22 seconds East a distance of 4.51 feet to a $\frac{3}{4}$ inch diameter capped iron pin set 60.00 feet right of Station 302+80.00;

EXHIBIT A

LPA RX 871 SH

Page 2 of 2
Rev. 06/09 *TW*

4. Thence South 00 degrees 29 minutes 38 seconds West a distance of 5.80 feet to a ¼ inch diameter capped iron pin set on the southerly property line of the Grantor, 60.00 feet right of Station 302+74.20;
5. Thence North 89 degrees 11 minutes 41 seconds West a distance of 3.97 feet, along said southerly property line of the Grantor to the TRUE POINT OF BEGINNING.


The above described area contains a gross area of 24.5 Square Feet more or less in Summit County Auditor's Permanent Parcel Number 51-10202.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on March 05, 2015.

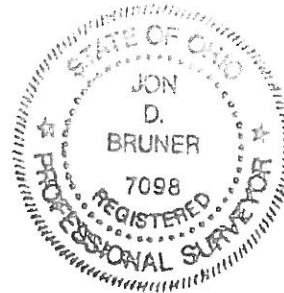
This description is based on a survey made in 2014 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Reception Number 55402618, Summit County Recorder's office.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011 Adjustment) Datum, as established by G.P.S. observations in 2014. Iron pins referred to as "set" are ¼ inch diameter, 30 inch long re-bar with a 1 ½ inch diameter aluminum cap marked "R/W MSG PS#7098". Stations referred to herein are centerline of Right of Way of existing S. Arlington Road (C.H. 15), as shown on Right of Way Plan SUM-C.H.15-5.65.


Jon D. Bruner
Professional Surveyor #7098
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

7-9-15
Date



EASEMENT

NOW ALL MEN BY THESE PRESENTS THAT: Lorraine N. Sanford and James W. Sanford, Trustees, or any successors in trust, under The Truman G. Sanford Generation-Skipping Marital Trust dated 12/9/04, Truman G. Sanford and Lorraine N. Sanford as Trustees of The Lorraine N. Sanford Revocable Trust under Agreement dated 12/9/04, Gerald N. Becker and Mary K. Becker, Husband and Wife, Carole M. Triden and Noel L. Triden, as Trustees of The Carole M. Triden Revocable Living Trust, dated 9/27/05, Nancy N. York, Trustee of The Nancy N. York Trust established under the will of Margaret Jane Fagiani dated 4/23/75, Truong Hoang and Thanh Do, as Trustees of The Hoang/Do Family Living Trust dated 8/19/97, the Grantor(s) herein, in consideration of the sum of \$300.00, to be paid by the County of Summit, Summit County, Ohio, the Grantee herein, do hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns forever, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 14 SH

SUM C.H. 15-5.65

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Summit County Current Tax Parcel No. 5110202

Prior Instrument Reference: Fiduciary Deed Instrument #56126909, Quit Claim Deed Instrument #55402618, re-recorded as Instrument #55420560, Quit Claim Deed Instrument #55391929, Limited Warranty Deed Instrument #55109279, Limited Warranty Deed Instrument #55102414 and Limited Warranty Deed Instrument #55102413, Summit County Recorder's Office.