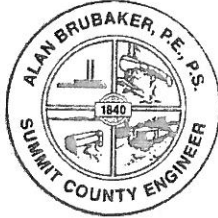


17-194



ALAN BRUBAKER, P.E., P.S.

SUMMIT COUNTY ENGINEER

EXHIBIT A

Easement: DRAINAGE EASEMENT

January 19, 2016

Owner: Connie E. Elrod, Trustee of the Connie E. Elrod Revocable Trust

Agreement dated November 19, 2004

Owners Record: RN 56038794

Part of PPN: 5105408

Containing: 0.0046 acres (200 sq. ft.)

Being 20 feet by 10 feet rectangular shaped easement along the northerly line of Albrecht Road, C.H. 44, 60 feet wide.

Situated in the State of Ohio, County of Summit, Township of Springfield (Township 1 of Range 10 of the Connecticut Western Reserve), and being part of Original Tract 7 of said Township more fully described as follows:

Beginning at the intersection of North Columbine Road, 50 feet wide, and Albrecht Road, C.H. 44, 60 feet wide, witness a rebar with survey cap "GLP" at the intersection of the east line of North Columbine Road and the northerly line of Albrecht Road, North 67 degrees 21 minutes 23 seconds East a distance of 27.58 feet.

Thence along the centerline tangent of Albrecht Road South 51 degrees 25 minutes 29 seconds East a distance of 73.73 feet to a point of tangency (Station 12+20.25).

Thence continuing along the centerline of Albrecht Road South 51 degrees 25 minutes 29 seconds East a distance of 332.54 feet to the east line of the subject parcel (Station 15+52.79).

Thence along the East line North 00 degrees 14 minutes 58 seconds East a distance of 38.24 feet to the northerly line of Albrecht Road and a rebar with survey cap "GLP" (Station 15+29.08, 30.00 feet left).



Thence along the northerly line of Albrecht Road North 51 degrees 25 minutes 29 seconds West a distance of 46.61 feet to the TRUE POINT OF BEGINNING (Station 14+82.47, 30.00 feet left).

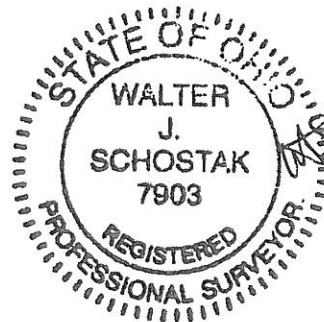
Thence clockwise along the perimeter of the Easement the following 4 (four) courses:

1. Thence continuing along the northerly line of Albrecht Road North 51 degrees 25 minutes 29 seconds West a distance of 20.00 feet (Station 14+62.47, 30.00 feet left)
2. Thence North 38 degrees 34 minutes 31 seconds East a distance of 10.00 feet (Station 14+62.47, 40.00 feet left).
3. Thence South 51 degrees 25 minutes 29 seconds East a distance of 20.00 feet (Station 14+82.47, 40.00 feet left).
4. Thence South 38 degrees 34 minutes 31 seconds West a distance of 10.00 feet to the Point of Beginning.

Containing 0.0046 acres (200 sq. ft.) of land as surveyed by the Summit County Engineer, under the supervision of Walter J. Schostak, P.S. 7903, in fall of 2015. Directions are based upon Grid North of the Ohio State Plane Coordinate System (North zone), NAD 83(2011) adjustment as determined by GPS survey in 2015.


Walter J. Schostak, P.S. 7903
Surveyor, Summit County Engineer

1/19/2016
Date



EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Connie E. Elrod-Trustee, the Grantor(s) herein, in consideration of the sum of \$300, to be paid by County of Summit, the Grantee herein, does 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): 5105408

Drainage Easement

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

Summit County Current Tax Parcel No. 5105408

Prior Instrument Reference: RN 56038794, Summit County Recorder's Office.

And the said Grantor(s), for themselves* and their successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that they the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and have good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

The property conveyed herein is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

In the event that the Grantee decides not to use the property conveyed herein for the above-stated purpose, the Grantor(s) have a right under Section 163.211 of the Revised Code to repurchase the property for its fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by an appropriate court. However, this right to repurchase will be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated or acquired by Grantee.

IN WITNESS WHEREOF Connie E. Elrod Revocable Trust have hereunto set her hand on the _____ day of _____, 20_____.

CONNIE E. ELROD
REVOCABLE TRUST

STATE OF OHIO, COUNTY OF SUMMIT ss:

BE IT REMEMBERED that on the _____ day of _____, 20_____, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Connie E. Elrod Revocable Trust, who acknowledged the foregoing instrument to be her voluntary act and deed.

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: Steven T. Burgess-Summit County Engineers Office