

## EASEMENT

Don and Deborah Clevenger, the Grantor(s), in consideration of the sum of 1,575.00, to be paid by City of North Royalton, the Grantee, does convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

PARCEL(S): 1-MP

CUY-BENNETT ROAD PATH (CUY-CR 109-00.19)

SEE EXHIBIT A ATTACHED

Cuyahoga County Current Tax Parcel No. 485-08-018

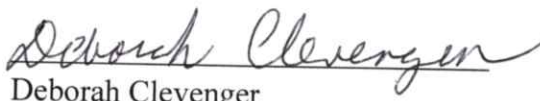
Prior Instrument Reference: 199909220368, Cuyahoga County Recorder's Office.

Grantor(s), for themselves and their successors and assigns, covenant(s) with the Grantee, its successors and assigns, that they are the true and lawful owner(s) in fee simple, and have the right and power to convey the property and that the property is free and clear from all liens and encumbrances, 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 property against all claims of all persons.

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.

IN WITNESS WHEREOF Don And Deborah Clevenger have hereunto set their hands on the 8<sup>TH</sup> day of APRIL, 2022.


  
Don Clevenger

  
Deborah Clevenger

STATE OF OHIO, COUNTY OF CUYAHOGA. SS:

BE IT REMEMBERED, that on the 8<sup>TH</sup> day of APRIL, 2022, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Don And Deborah Clevenger who acknowledged the foregoing instrument to be their voluntary acts and deeds. No oath or affirmation was administered to Don And Deborah Clevenger 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: \_\_\_\_\_



**BETTY DUKES**  
Notary Public, State of Ohio, Cuy. Cty.  
My Commission Expires ~~Dec. 12, 2001~~  
9-24-2022

This document was prepared by: City of North Royalton

**EXHIBIT A**

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LPA RX 871 MP

Rev. 4/21

Ver. Date 03/02/2022

PID 113317

**PARCEL 1-MP  
CUY-BENNETT ROAD PATH TLC  
PERPETUAL EASEMENT FOR PUBLIC TRAIL PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF NORTH ROYALTON, CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public trail purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of North Royalton, **Cuyahoga** 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).

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[Surveyor's description of the premises follows]

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Situated in the City of North Royalton, County of Cuyahoga, and State of Ohio and known as being an easement over, through, and upon a part of Original Royalton Township Lot No. 7 and more particularly being a part of the premises conveyed to Don and Deborah C. Clevenger by instrument dated September 22, 1999 and recorded in AFN 199909220368 of Cuyahoga County Official Records and is bounded and described as follows:

**BEGINNING** in the westerly right-of-way line of Bennett Road, 60 feet in width, at its intersection with the northerly line of land so conveyed to said Clevenger, said line also being the southerly line of land (PPN 485-08-001) conveyed to Equity Trust Company, Custodian by instrument dated September 20, 2019 and recorded in AFN 201909200709 of Cuyahoga County Official Records;

COURSE I Thence South 37°36'12" West, along said westerly right-of-way line of Bennett Road, a distance of 15.50 feet to an angle therein;

COURSE II Thence South 52°03'12" West, continuing along said westerly right-of-way line of Bennett Road, a distance of 113.25 feet to its intersection with the southerly line of land so conveyed to said Clevenger, the same being the northerly line of land conveyed to the Board of Park Commissioners of the Cleveland Metropolitan Park District by instrument dated February 9,

**EXHIBIT A**

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1937 and recorded in Deed Book Vol. 4699, Page 344 of Cuyahoga County Records;

- COURSE III Thence North 85°59'02" West, along said southerly line of land of Clevenger and said northerly line of land of the Board of Park Commissioners, a distance of 5.00 feet to a point therein;
- COURSE IV Thence North 47°32'45" East, through said land of Clevenger, a distance of 129.88 feet to the aforesaid northerly line of the same;
- COURSE V Thence South 52°23'48" East, along said northerly line of land of Clevenger and the aforesaid southerly line of land of Equity Trust Company, a distance of 10.00 feet to the **POINT OF BEGINNING** of the easement area herein described and containing 0.025 Acre (1,080 Square Feet) of land as described by CT Consultants, Inc. in December 2021.

Bearings contained herein are based upon the Ohio State Plane Coordinate System of 1986 utilizing the NAD83(2011) Reference Frame.

The above described easement area burdens a portion of the premises currently designated as Cuyahoga County Auditor's Permanent Parcel No. 485-08-018.



A handwritten signature in black ink, appearing to read "Thomas M. Meeks", written over a horizontal line.

Thomas M. Meeks  
Ohio Registered Surveyor No. 8674  
March 2, 2022