

PERMANENT STORMWATER EASEMENT
PPN: 489-25-085

KNOW ALL MEN BY THESE PRESENTS: That, The City of North Royalton, Ohio, a municipal corporation, hereinafter the “GRANTOR”, for valuable consideration given in full satisfaction, does hereby give, grant, bargain, and convey, to the Northeast Ohio Regional Sewer District, a regional sewer district organized and existing as an independent political subdivision of the State of Ohio under Chapter 6119 of the Ohio Revised Code, acting pursuant to Resolution No._____, adopted by its Board of Trustees on _____, 20___, hereinafter the “GRANTEE”, forever and in perpetuity, a Stormwater Easement for the purposes hereinafter described, in, across, through, upon, over, and under certain areas (herein, the “Easement Area”, as described herein below) of the real estate situated in the City of North Royalton and known as Parcel No. 489-25-085 (herein, the “Real Estate”). GRANTOR claims title to said Real Estate by deed recorded in the Cuyahoga County, Ohio Recorder’s office at Volume 93-00616 Page 3.

The Easement Area contains 2.0898 acres, more or less, the entirety of said Real Estate and is more particularly described in Exhibit “A” which is attached hereto, made a part hereof, and incorporated herein.

Said Stormwater Easement is hereby granted and conveyed together with all the rights, privileges, appurtenances, and advantages thereto belonging or appertaining to their use and benefit forever by the GRANTEE. This Stormwater Easement is provided to the GRANTEE for the purposes of installing,

constructing, reconstructing, improving, operating, repairing, inspecting, renewing, maintaining, removing and replacing stormwater facilities (herein, collectively, the “Facilities”) within the Easement Area. The exercise and nature of the rights granted herein shall be at the sole discretion of the GRANTEE. This Stormwater Easement excludes the pump station and its appurtenances which are located within the Easement Area. GRANTEE assumes no rights or responsibilities for the maintenance, construction, reconstruction, or rehabilitation of the pump station and its appurtenances.

GRANTOR agrees not to excavate or fill land or build, construct, place or permit any landscaping, planting, pavement, building or other structure or item upon or within the Easement Area or the Real Estate in a manner which would interfere with the activities and purposes of GRANTEE as set forth herein or to otherwise conduct activities or use the Real Estate in a manner which would interfere with the activities and purposes of GRANTEE as set forth herein. Further, GRANTOR shall not cause or permit others to remove or willfully alter the Facilities. GRANTOR retains all rights and responsibilities associated with the pump station located within the Easement Area.

The GRANTEE shall, at all times, have the right to access the Easement Area and Facilities and to enter upon the Easement Area to do all things necessary for the activities and purposes set forth herein, including, but not limited to, the use of vehicles, equipment, materials and machinery within the Easement Area for the activities and purposes set forth herein. GRANTEE shall not be required to replace any trees within the Easement Area which are damaged at any time, nor shall it be required to replace any landscaping installed within the Easement Area after the initial construction of the said Facilities and subsequently disturbed by GRANTEE in connection with the activities and purposes herein granted to it.

This grant of Stormwater Easement will run with the land and will be binding on and will inure to the benefit of the GRANTOR and GRANTEE, and their respective heirs, successors and assigns and the rights herein granted shall continue in perpetuity.

To have and to hold the land herein before described unto the GRANTEE for the aforesaid uses and purposes.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 20__.

CITY OF NORTH ROYALTON

By: _____

Print: _____

Title: _____

Signed and acknowledged
in the presence of:

STATE OF OHIO }

COUNTY OF CUYAHOGA } ss:

BEFORE ME, a Notary Public, in and for said County and State, personally
appeared the above-named City of North Royalton, by
_____, its _____,

who acknowledged that he did sign the foregoing, and that the same is his free act and deed
personally and as said officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal at
_____, Ohio, this _____ day of _____, 20____.

NOTARY PUBLIC

The legal form of this instrument is approved.

DATE _____, 20__.

Eric Luckage
Chief Legal Officer
Northeast Ohio Regional Sewer District

Northeast Ohio Regional Sewer District

By: _____
Kyle Dreyfuss-Wells
Chief Executive Officer

And: _____
Darnell Brown
President, Board of Trustees

This instrument prepared by:

Julie A. Blair, Esq.
Northeast Ohio Regional Sewer District
3900 Euclid Avenue
Cleveland, Ohio 44115
(216) 881-6600

PERMANENT EASEMENT
 ALL OF PARCEL NO. 489-25-085
 PART OF THE ORIGINAL ROYALTON TOWNSHIP,
 LOT NO. 20 PART "B"
 STATE OF OHIO, COUNTY OF CUYAHOGA,
 CITY OF NORTH ROYALTON

JAMIE HRIBAR AND
 JANIE HRIBAR
 INST. 201907230755
 489-25-054
 SUBLOT NO. 75

GEORGE MENDEK, JR. AND
 DEBORAH MENDEK
 INST. 200608180788
 489-25-056
 SUBLOT NO. 73

THOMAS J. AND BONITA B. SCAHEL
 INST. 200306021842
 489-25-055
 SUBLOT NO. 74

MICHAEL R. ALQUIST AND
 SARAH M. ALQUIST
 INST. 202201280980
 489-25-028
 SUBLOT NO. 194

PERLBROOK SUBDIVISION
 VOL. 217, PG. 24

THE CITY OF NORTH ROYALTON,
 OHIO, A MUNICIPAL CORPORATION
 VISTA DR.
 VOL. 93-00616, PG. 3
 489-25-085

AMY M. MODIC AND
 MICHAEL SCHMAUDER
 INST. 200906290945
 581-01-053
 SUBLOT NO. 193

ANGELO M. MARTELLA AND
 BRITTANY M. JAIMES
 INST. 201401150258
 489-25-025
 SUBLOT NO. 33

LOT NO. 20 PART "B"
 PERMANENT EASEMENT
 2.0898 ACRES

PUMP
 STATION

THE NORTHEAST OHIO
 REGIONAL SEWER DISTRICT
 INST. 202010200231
 581-01-052
 SUBLOT NO. 192

S.88°46'12"W. 382.00'

TIMOTHY M.
 MAIMONE AND
 MILICA MAIMONE
 INST. 201205180499
 489-25-023
 SUBLOT NO. 35

PAUL A. DEUNK AND
 MARCELLE BAAKLINI
 INST. 201702280436
 489-25-022
 SUBLOT NO. 36

MICHAEL G. KOCHILLA AND
 SUANNE M. KOCHILL
 INST. 201510280189
 489-25-020
 SUBLOT NO. 38

ARMANDO R. MONDAY, JR.
 AND CAROLYN MONDAY
 VOL. 85-2043, PG. 5
 581-08-084
 SUBLOT NO. 191

VALLEY VISTA SUBDIVISION
 VOL. 196, PG. 9

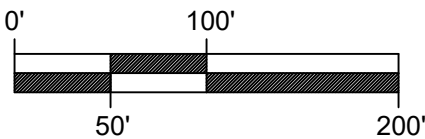
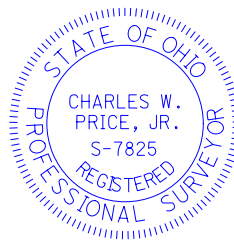
ANTHONY CIPRIANI
 INST. 201303010153
 489-25-021
 SUBLOT NO. 37

WILLIAM G. PLATKO AND
 NICOLENE A. PLATKO
 INST. 201910240072
 581-08-083
 SUBLOT NO. 190

VALLEY LANE DRIVE
 (60' R/W)

KATHRYN SAUDER
 INST. 202110180189
 581-08-082
 SUBLOT NO. 189

LINE DATA (PERM. EASEMENT)		
REF	BEARING	DISTANCE
L1	N.00°42'24"W.	414.39'
L2	S.89°57'52"W.	20.00'



SCALE: 1" = 100'

LEGEND:

- POB = Point of Beginning
- P/L — PROPERTY LINE
- R/W — R/W LINE
- — — CENTERLINE OF RIGHT OF WAY
- CH — PERMANENT EASEMENT LINE

04-26-22

JEFFREY A. SEUFFERT AND
 JOLENE M. SEUFFERT
 INST. 201207310679
 489-29-028
 SUBLOT NO. 19

BEVERLY HILLS ESTATES,
 SUBDIVISION NO. 1
 VOL. 221, PG. 46

JOSEPH J. LANG AND
 LORI A. LANG
 VOL. 97-08814, PG. 36
 581-08-080
 SUBLOT NO. 187

GEORGE B. ZANE'S BRIARWOOD
 SUBDIVISION NO. 4
 VOL. 214, PG'S. 1-3

EXHIBIT A

PERMANENT EASEMENT

Situated in the State of Ohio, County of Cuyahoga, City of North Royalton, part of original Royalton Township Lot Number 20 part "B" and as conveyed to The City of North Royalton, Ohio, a Municipal Corporation in Volume 93-00616, Page 3 at the Cuyahoga County Recorder's Office, being bounded and described as follows;

Commencing at a point at the southeast corner of subplot no. 39 of the Valley Vista Subdivision as shown and delineated in Volume 196 Page 9 and as conveyed to Joseph L. Lijana and Lola J. Lijana in Volume 94-08102, Pg. 1, said point being the **True Point of Beginning**;

Thence **N. 00° 42' 24" W.**, a distance of **414.39'**, along the easterly property line of said subplot no. 39, passing the easterly right-of-way line of the Valley Lane Drive Cul-de-sac and continuing along the easterly property line of subplot no. 38 of said Valley Vista Subdivision and as conveyed to Michael G. Kochilla and Suanne M. Kochill in Instrument Number 201510280189;

Thence **S. 88° 46' 12" W.**, a distance of **382.00'**, along the northerly property line of said subplot no. 38 and continuing along the north property lines of said Valley Vista Subdivision sublots 37-35 to a point at the southeast corner of a tract of land as conveyed to Angelo M. Martella and Brittany M. Jaimes in Instrument Number 201401150258;

Thence **N. 17° 51' 19" E.**, a distance of **244.36'**, along the easterly property line of said Angelo M. Martella and Brittany M. Jaimes tract and continuing along the easterly property line of subplot no. 73 of the PerlBrook Subdivision as shown and delineated in Volume 217 Page 24 and as conveyed to George Mendek, Jr. and Deborah Mendek in Instrument Number 200608180788 to a point;

Thence **N. 89° 58' 54" E.**, a distance of **324.22'**, along the southeasterly property line of said subplot no. 73, continuing along the south property lines of said PerlBrook Subdivision sublots 74-75 and along the south property line of subplot no. 194 of the George B. Zane's Briarwood Subdivision No. 4 as shown and delineated in Volume 214 Pages 1-3 and as conveyed to Michael R. Alquist and Sarah M. Alquist in Instrument Number 202201280980 to a point at the northwest corner of subplot no. 193 of said George B. Zane's Briarwood Subdivision No. 4 and as conveyed to Amy M. Modic and Michael Schmauder in Instrument Number 200906290945;

Thence **S. 00° 42' 24" E.**, a distance of **638.89'** along the west property line of said subplot no. 193, continuing along the west property lines of said George B. Zane's Briarwood Subdivision No. 4 sublots 192-187 to a point at the northeast corner of subplot no. 19 of the Beverly Hills Estates Subdivision No. 1 as shown and delineated in Volume 221, Page 46 and as conveyed to Jeffrey A. Seuffert and Jolene M. Seuffert in Instrument Number 201207310679;

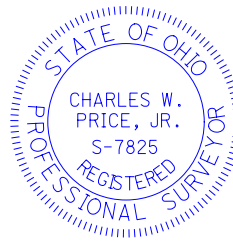
Thence **S. 89° 57' 52" W.**, a distance of **20.00'**, along the north property line of said subplot no. 19, to the **True Point of Beginning**.

Containing **2.0898 acres** of land more or less, based on a survey of the existing conditions as surveyed under the supervision of Daniel G. Losoncy, Ohio Professional Surveyor #7712 of National Engineering

and Architectural Services Inc. in September of 2019, and subject to all easements, restrictions, and covenants of record and is contained within Cuyahoga County Auditor's Permanent Parcel No. 489-25-085.

Legal description prepared under the supervision of Charles W. Price, Jr., Ohio Professional Surveyor #7825.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).



04-26-22

Charles W. Price, Jr. Professional Surveyor No. 7825

Date