

PERPETUAL UTILITY EASEMENT

Velocity Trucking, LLC, an Ohio limited liability company, the Grantor(s), in consideration of the sum of \$6,700.00 to be paid by the City of North Royalton, Ohio, the Grantee, does convey(s) to Grantee, its successors and assigns, a perpetual multi-purpose utility easement for the construction and maintenance upon and across the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted; provided, (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter), which is more particularly described in Exhibit A attached, the following described real estate:

SEE EXHIBIT A ATTACHED

Cuyahoga County Current Tax Parcel No. 483-11-003 & 483-11-015
Prior Instrument Reference: General Warranty Deed Instrument #202202090400, 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.

IN WITNESS WHEREOF
August, 2023.

have hereunto set their hands on the 24 day of

Volodym Penzey
Velocity Trucking LLC

Volodymyr PENZHEY (owner)
BY:

STATE OF OHIO, COUNTY OF Cuyahoga. SS:

BE IT REMEMBERED, that on the 24th day of August, 2023, before me the subscriber, a Notary Public in and for said state and county, personally came the above named who acknowledged the foregoing instrument to be their voluntary acts and deeds.

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



JENNIFER DUKES
Notary Public
State of Ohio
My Comm. Expires
December 19, 2027

Jennifer Dukes

NOTARY PUBLIC

My Commission expires: 12-19-27

This document was prepared by: The City of North Royalton, Ohio

Legal Description
30' Wide Sanitary Sewer Easement
6,698 Square Feet

February 10, 2023
Project 22-024
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EXHIBIT A

Easement 4

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being part of Original Royalton Township Section No. 3, being a 30 foot wide sanitary sewer easement across "Parcel One" and "Parcel Two" as described in the deed to Velocity Trucking LLC dated February 9, 2022 and recorded as AFN #202202090400, and bounded and described as follows:

Commencing at the intersection of the centerline of Abbey Road with the centerline of Royalton Road; thence along the centerline of Abbey Road, North $02^{\circ}38'30''$ West 1379.84 feet to the southwesterly corner of lands described in the deed to VS Abbey Road Business Park & Self Storage, LLC dated November 11, 2022 and recorded as AFN #20221101000088 of Cuyahoga County deed records; thence along the southerly line of said lands of VS Abbey Road Business Park & Self Storage, LLC, North $89^{\circ}56'03''$ East 30.03 feet to the easterly right of way line of Abbey Road; thence along said easterly right of way line, South $02^{\circ}38'30''$ East 82.84 feet to the Principal **Point of Beginning**;

Course 1: thence South $66^{\circ}04'16''$ East 264.47 feet, passing through the southerly line of said "Parcel One" at 42.15 feet, to the southerly line of said "Parcel Two";

Course 2: thence along said southerly line of said "Parcel Two", South $89^{\circ}56'03''$ West 73.77 feet;

Course 3: thence parallel with Course 1 and 30 feet therefrom, North $66^{\circ}04'16''$ West 182.07 feet to said easterly right of way line of Abbey Road;

Course 4: thence along said easterly right of way line of Abbey Road, North $02^{\circ}38'30''$ West 33.54 feet to the Principal Point of Beginning, containing within said bounds 6,698 square feet.

This description prepared by Michael Straub, PS 7055 of Straub Surveying, LLC on February 10, 2023 and is based on record information. The basis of bearings is the centerline of Abbey Road, based on centerline monuments found, and is to an assumed meridian used to denote angles only.