

STORM SEWER & DRAINAGE EASEMENT
CITY OF NORTH ROYALTON
CUYAHOGA COUNTY, OHIO

KNOW ALL MEN BY THESE PRESENTS, That Ray D. Goodman, Successor Trustee of The Goodman Family Trust, Dated July 16, 1997 whose post office address is 7277 Big Creek Pkwy., Middleburg Heights, Cuyahoga County, Ohio 44130, record owner of the real property described in this document, Grantor herein, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, convey and release to the City of North Royalton, Cuyahoga County, Ohio, Grantee herein, its successors, assigns, employees and/or agents the right, privilege, right-of-way and easement to construct, repair, replace, relay, maintain, operate, use and inspect storm sewer and storm water drainage waterway and necessary appurtenances thereto, and forever to have and to hold such easement, right of way, and rights for the purposes and under the conditions herein set forth across that certain portion of real estate located in the City of North Royalton, Cuyahoga County, Ohio, permanent parcel number 488-05-012 and further described as follows:

STORM SEWER & DRAINAGE EASEMENT OVER
Permanent Parcel No. 488-05-012

Situated in the City of North Royalton, County of Cuyahoga, State of Ohio, and known as being part of Original Royalton Township Section No. 13 and is further bounded and described as follows:

Beginning at the Northeasterly corner of Sublot No.1 in the R. & S. Development as recorded by plat in Volume 221, Page 82 of Cuyahoga County Map Records, said point also being the Southwesterly corner of land conveyed to Knowles Building Co. by deed recorded in Instrument No. 200704060310 of Cuyahoga County Record of Deeds;

Thence North 88°39'10" East, along the southerly line of said Knowles Building Co., 85.70 feet to the Principal Place of Beginning;

- COURSE I Thence continuing North 88°39'10" East, along said southerly line, 33.78 feet to a point;
- COURSE II Thence South 11°14'14" East, 86.14 feet to the northeasterly corner of an existing Storm Sewer Easement shown on the Out-lot in said plat of the R. & S. Development;
- COURSE III Thence South 60°43'27" West, along the existing northwesterly easement line, 35.00 feet to the Northwesterly corner thereof;
- COURSE IV Thence North 11°14'14" West, 102.78 feet to the Principal Place of Beginning and containing 0.072 acres (3,144 square feet) of land as calculated and described August 2013 by James R. Pegoraro, Jr., P.S. 8150 of LDC, Inc. bearings based the plat of the R & S Development, be the same, more or less, but subject to all legal highways and easements of record.

The subject easement is also illustrated in Exhibit A attached and incorporated herein.

Grantee, from time to time, at its own cost and expense, will repair and maintain, the storm sewer easement. However, the duty to repair and maintain the easement shall rest solely at the discretion of Grantee and shall not be subject to review.

The said Grantors to fully use and enjoy the premises, except for the purposes granted to the said Grantee. Grantors shall not construct nor permit to be constructed any structures or obstructions on or over the easement area described above that will interfere with the construction, maintenance or operation of said storm water sewer and drainage system or appurtenances constructed hereunder, and will not change the grade over said storm water drainage system. Notwithstanding the foregoing restrictions and prohibitions, Grantors may make any of the uses or do any of the things to the foregoing premises, which are not inconsistent with Grantee's purposes and/or use and with the express written consent of the Grantee, which consent shall not be unreasonable withheld, conditioned or delayed.

IN WITNESS WHEREOF, The Goodman Family Trust has caused this instrument to be subscribed in its name by Ray D. Goodman, Successor Trustee at Lake Land, ~~Ohio~~ ^{Florida} this 14th day of August, 2013.

Signed and acknowledged
In the presence of:

The Goodman Family Trust

[Signature]
Witness WILFRIED KRIEG

By [Signature]
Ray D. Goodman
Successor Trustee

Florida
State of ~~Ohio~~)
Polk) SS:
County of ~~Cuyahoga~~)

Before me, a Notary Public in and for said County and State, personally appeared the above named The Goodman Family Trust by Ray D. Goodman, Successor Trustee, who represented that he is duly authorized in the premises, who acknowledged that he did sign the foregoing instrument and that the same was his voluntary act and deed, individually, and the free act and deed of said Trust.

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



[Signature]
Notary Public
My Commission Expires: 6/14/2017

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio, Known as being part of Original Royalton Township Section No 13, Further known as being a Storm Sewer Easement over part of land conveyed to Ray D. Goodman Tr. by deed recorded in Instrument No. 200511300731 (PPN: 488-05-012)

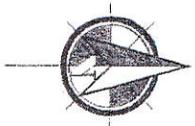
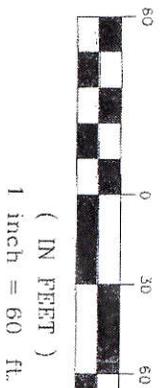
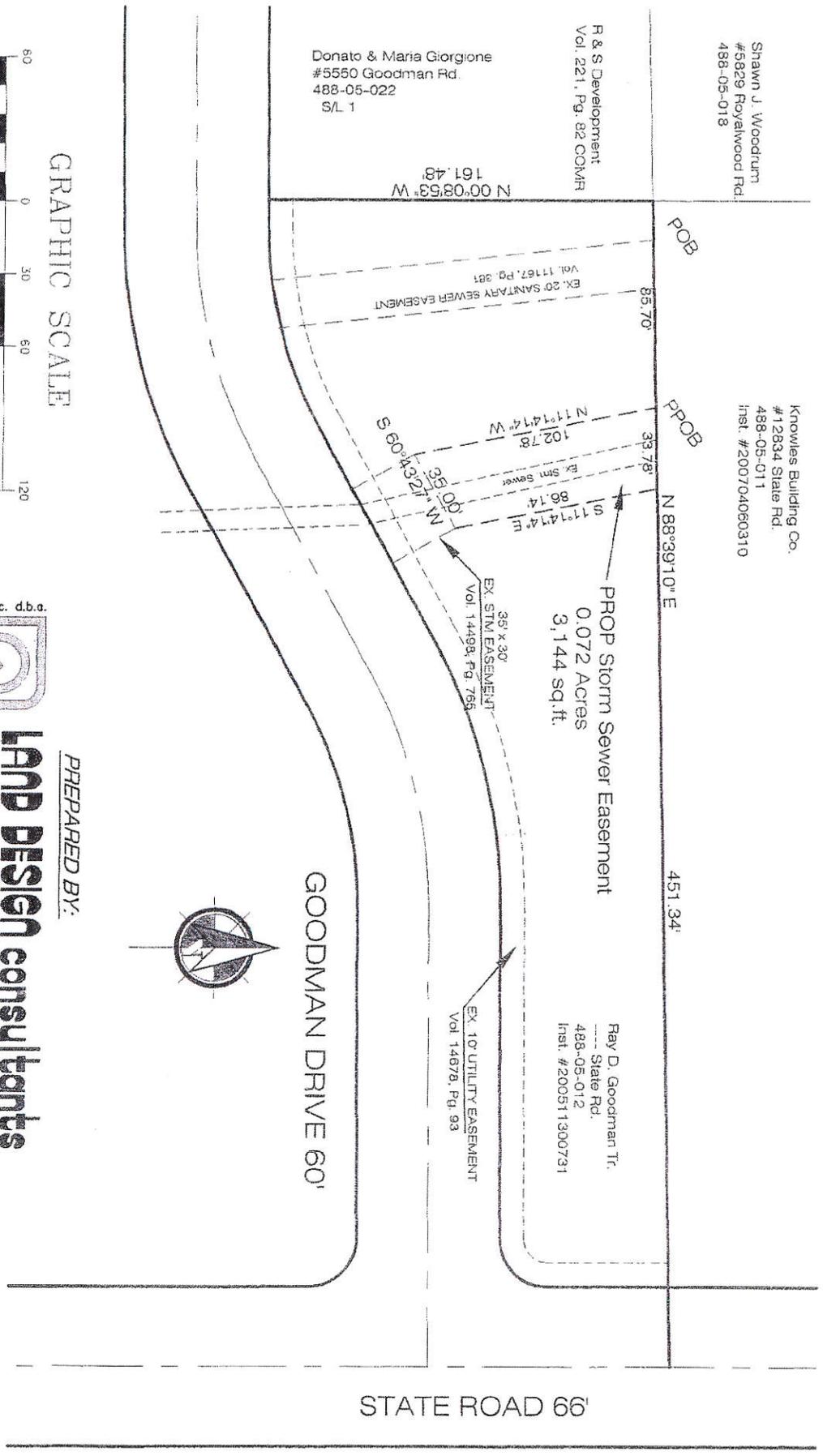
EXHIBIT A

Shawn J. Woodruff
#5829 Royalwood Rd.
488-05-018

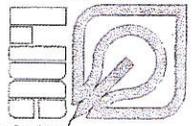
Knowles Building Co.
#12834 State Rd.
488-05-011
Inst. #200704060310

R & S Development
Vol. 221, Pg. 82 COMR

Donato & Maria Giorgione
#5560 Goodman Rd.
488-05-022
S/L 1



L.D.C. Inc. d.b.a.



LAND DESIGN consultants
w w w . L D C i n c . n e t
ENGINEERS · PLANNERS · SURVEYORS

PREPARED BY:

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