

**SEWER EASEMENT  
CITY OF NORTH ROYALTON  
CUYAHOGA COUNTY, OHIO**

KNOW ALL MEN BY THESE PRESENTS, That Michelle Sharon Bauer, the 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 grant and release to the City of North Royalton, Cuyahoga County, Ohio, its successors, assigns, employees and/ or agents the right to construct, repair, replace, relay, maintain, operate, inspect, and remove sewers and necessary appurtenances thereto, and forever to have and to hold such 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, and further described as follows:

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being part Original Royalton Township Lot No. 1; being part of the lands conveyed to John Francis Bauer III and Michelle Sharon Bauer (PPN 484-10-015) by deed recorded in AFN 201101310662 of Cuyahoga County Records and being further know as part of Parcel 1 of the Lot Split for Petros Builders, Inc. as shown by the plat recorded in Volume 241, Page 20 of Cuyahoga County Map Records and being further bounded and described as follows:

Beginning at a point in the Northerly line of Applewood Drive, 60 feet wide, at the most Easterly corner of aforesaid Bauer's land and aforesaid Parcel 1;

Thence Southwesterly, along said Northerly line of Applewood Drive along a curved line deflecting to the left a distance of 20.17 feet to a point, said curved line having a radius of 90.00 feet, a central angle of 12°50'23" and a chord which bears South 63°07'16" West, 20.13 feet;

Thence North 20°27'29" West, a distance of 115.10 feet to a point in the Northerly line of aforesaid Bauer's land;

Thence North 88°43'48" East, along said Northerly line a distance of 21.18 feet to the Northeasterly corner of said Bauer's land, being in the Easterly line of aforesaid Parcel 1;

Thence South 20°27'29" East, along the Easterly line of said Bauer's land a distance of 105.89 feet to the principal place of beginning, and containing 0.0506 acres (2,203 square feet) of land, as described by Stephen Hovancsek & Associates, Inc., in July, 2014 under the direction of Robert Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.

Basis of bearing for this description being as established in the aforesaid deed recorded in AFN 201101310662 of Cuyahoga County Records. Part of PPN. No. 481-10-015.

Exhibit A attached and incorporated herein.

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



BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2014 before me, the subscriber, a Notary Public, in and for said County personally came the above named \_\_\_\_\_ Grantor in the foregoing deed of easement and acknowledged the signing of the same to be her voluntary act and deed for the purposes and uses therein mentioned.

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

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Notary Public  
My Commission Expires