

ORDINANCE NO. 2020-103

AN ORDINANCE ACCEPTING AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE RIGHT OF WAY AGREEMENTS FOR THE PURPOSE OF OBTAINING TEMPORARY AND PERMANENT EASEMENTS FOR THE CONSTRUCTION OF THE SOUTHWEST SANITARY PUMP STATION PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Kent Council desires to obtain certain temporary and permanent easements from property owners for the construction of the Southwest Sanitary Pump Station Project ("Project"); and

WHEREAS, the property owners listed below have agreed to sell the easement interests to the City for the Project in the amounts listed; and

WHEREAS, the City needs the property for right-of-way purposes for the construction of said Project.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kent, Portage County, Ohio, at least three-fourths (3/4) of all members elected thereto:

SECTION 1. That Council does hereby accepts and authorizes the City Manager or his designee to execute the agreements for the City of Kent to obtain temporary and permanent easements for construction of the Southwest Sanitary Pump Station project in substantial conformity with the terms of the Agreement marked as Exhibit "A", attached hereto and incorporated herein for the following properties:

- a) Stephen W. Ryan, 1224 Middlebury Road, temporary easement (5-T), \$2,940.00; 20' sanitary sewer easement (5-S) for \$562.00 for right-of-way purposes.
- b) Kyle D. Veon and Lauren N. Veon, 1230 Middlebury Road, temporary easement (4-T), \$725.00.
- c) John M. Gonos and Jo Marie Gonos, 636 Yacavona Drive, 10' sanitary sewer easement (14-S) for \$420.00 for right-of-way purposes.
- d) William J. Krul and Lucille C. Krul, 1214 Middlebury Road, temporary easement (7-T), \$1,920.00; 10' sanitary sewer easement (7-S) for \$332.00 for right-of-way purposes.
- e) Bonnie M. Droder, 1208 Middlebury Road, temporary easement (8-T), \$1,650.00; 10' sanitary sewer easement (8-S) for \$332.00 for right-of-way purposes.
- f) Henry Ailes, 1204 Middlebury Road, temporary easement (9-T), \$900.00; 10' sanitary sewer easement (9-S) for \$332.00 for right-of-way purposes.
- g) Jacob R. Fargo, 1178 Middlebury Road, temporary easement (12-T), \$1,310.00.
- h) Patrick C. Madonio, 644 Yacavona Drive, 10' sanitary sewer easement (16-S) for \$362.00 for right-of-way purposes

SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the residents of this City, for which reason and other reasons manifest to this Council this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED: October 21, 2020
Date

J T F
Jerry T. Fiala
Mayor and President of Council

EFFECTIVE: October 21, 2020
Date

ATTEST: Amy Wilkens
Amy Wilkens
Clerk of Council

I, AMY WILKENS, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF *RESOLUTION No.* _____, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON _____, 20____.

(SEAL)

AMY WILKENS
CLERK OF COUNCIL

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

To: Dave Ruller
Amy Wilkens

From: Cori Finney

Date: September 9, 2020

RE: Southwest Sanitary Pump Station
Temporary Work Agreements and Permanent Sanitary Easements

Engineering is requesting Council time for the approval of payments to four property owners of four parcels needed for the construction of the Southwest Sanitary Pump Station Project. The project is anticipated to start construction in 2021.

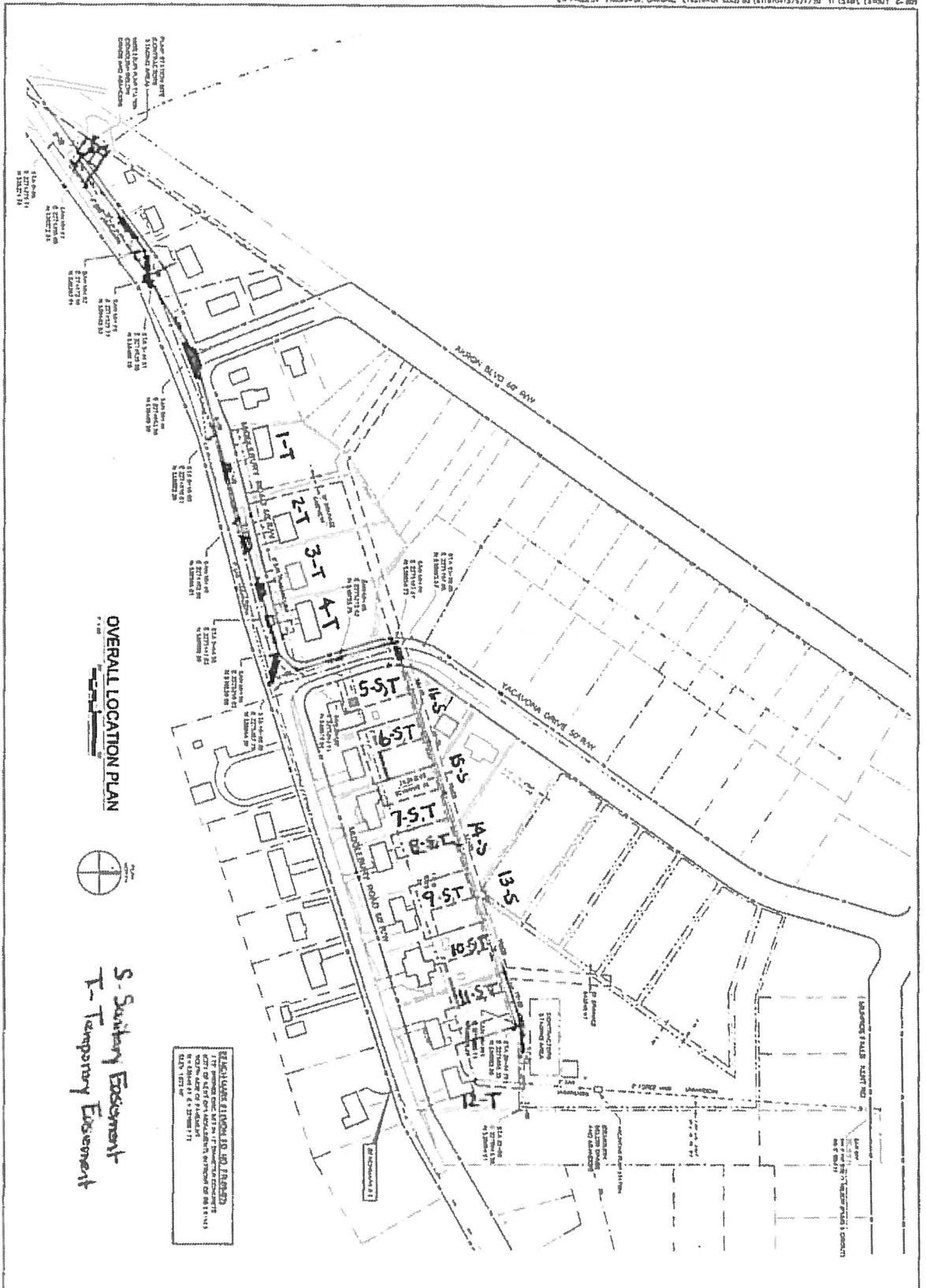
Portions of the existing sanitary sewer upstream of the Middlebury Pump Station and Yacavona Pump Station are located on private property. The new sanitary sewer that will be constructed with the Southwest Sanitary Pump Station project will be either located in the City's right-of-way or in a new sanitary sewer easement. In order to tie the existing laterals into the new sanitary sewer, some temporary work agreements are required. There is also a new sanitary sewer easement that will overlay an existing drainage easement along the rear properties of the east of Yacavona. A total of 11 temporary and 11 permanent easements will be required from 16 parcels. Please see attached map.

The following is a list of parcels and their perspective values included in this request:

<u>Property Owner</u>	<u>Take Number</u>	<u>Take Description</u>	<u>Amount</u>
Stephen W. Ryan	5-T	Temporary	\$2,940
	5-S	Sanitary	<u>\$562</u>
	Combined Total		\$3,502
Kyle D. Veon and Lauren N Veon	4-T	Temporary	\$725
John M Gonos and Jo Marie Gonos	14-S	Sanitary	\$420

The above values were obtained according to the federal right-of-way acquisition process. This process is required for the City to use Federal funds. Negotiation with the remaining twelve property owners is ongoing.

Cc: Melanie A. Baker, Service Director
James Bowling, P.E., City Engineer
Patti Long, Interim Assistant to the City Manager
Hope Jones, Law Director
Rhonda Hall, Budget & Finance Director
file



	CITY OF KENT, OHIO SOUTHWEST SANITARY PUMP STATION		DATE: 11/13/10 DRAWING NO.: 103-103-01	
	OVERALL LOCATION AND CONTROL PLAN		SHEET 2 OF 2	
PROJECT NO.: 103-103 DRAWING NO.: 103-103-01 SHEET NO.: 2 OF 2	DATE: 11/13/10	DRAWING NO.: 103-103-01	SHEET NO.: 2 OF 2	PROJECT NO.: 103-103

LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Stephen W. Ryan, Single, the Grantor(s), in consideration of the sum of \$2,940.00, to be paid by City of Kent, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 17-009-20-00-057-000 T

CITY OF KENT – SOUTHWEST SANITARY PUMP STATION

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-009-20-00-057-000

Prior Instrument Reference: Instrument No. 200229836, Portageage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 12 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the construction and maintenance of a sewer and utilities in the name of and for the use of the City of Kent.

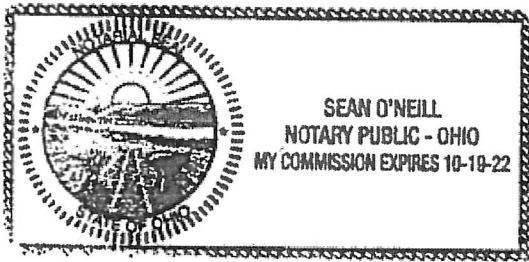
IN WITNESS WHEREOF Stephen W. Ryan have hereunto set his hand on the 27
day of AUGUST, 2020.

SWR
STEPHEN W. RYAN

STATE OF OHIO, COUNTY OF Portage ss:

BE IT REMEMBERED that on the 27th day of August, 2020, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Stephen W. Ryan, who acknowledged the foregoing instrument to be his voluntary act
and deed.

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



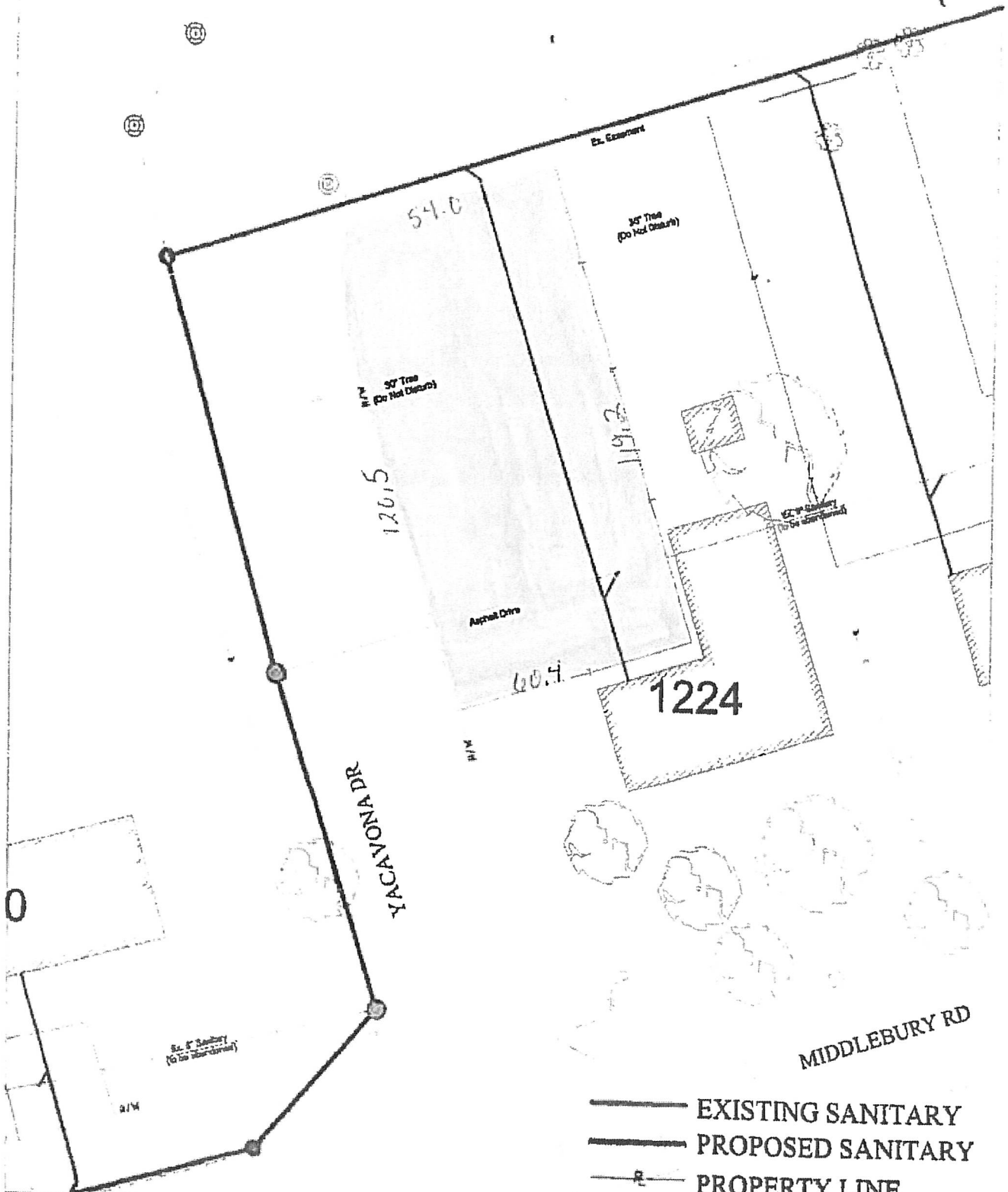
Sean O'Neill
NOTARY PUBLIC
My Commission expires: 10-19-22




This document was prepared by: The City of Kent, Ohio on forms approved by the Ohio
Attorney General


05-T

057.000

Temporary Easement = 0.1636 acres



 EXISTING SANITARY
 PROPOSED SANITARY
 PROPERTY LINE

DATE 1/21/20	1224 MIDDLEBURY RD KENT, OHIO	NOTE: PROPERTY LINES ARE APPROXIMATE. A SURVEY MUST BE PERFORMED FOR ACCURATE PROPERTY LINE LOCATION.	SCALE: 1" = 30'	
-----------------	---	---	-----------------	---

EASEMENT AND RIGHT-OF-WAY AGREEMENT
GRANTING EASEMENT FOR UTILITY LINE CONSTRUCTION

1224 MIDDLEBURY ROAD

FOR AND IN CONSIDERATION of the sum of \$562.00, the receipt of which is acknowledged, and such other consideration as is herein below set forth, the undersigned Stephen W. Ryan, hereinafter referred to as "Grantor(s)", who claim title to certain real estate by deed recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records, does for their heirs, successors, and assigns, hereby give, devise, grant and convey to the City of Kent, Ohio, a municipal corporation, which is hereinafter referred to as "Grantee," its successors and assigns, the perpetual right to a permanent exclusive easement and right-of-way to lay, maintain, operate, repair, remove and replace sanitary and related necessary appurtenances over and through said real estate situated in the City of Kent, County of Portage, State of Ohio and known as being a part of Lot 9 and further known as being part of Sublot 25 of original Franklin Township, said easement being more fully described as follows:

Marital status: Single
5/28-77-2020

Boundary Description for
1224 Middlebury Road
20 foot Sanitary Sewer Easement
City of Kent, County of Portage, State of Ohio
0.0388 Acre Easement

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of the Original Franklin Township Lot No. 9 and further known as being part of Sublot 25 as shown on Portage Homesites, recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records and is bounded and described as follows: Beginning at the northeasterly corner of Sublot 25 and is the PRINCIPAL PLACE OF BEGINNING of the easement herein to be described:

thence South 17°39'49" East, along the easterly line of Sublot 25, 10.00 feet to a point thereon;

thence South 72°23'11" West, 93.78 feet to a point of non-tangent curvature on the easterly right of way line of Yacavona Drive, 50 feet in width;

thence northeasterly along the easterly right of way line of Yacavona Drive and the arc of a curve deflecting to the right, 22.52 feet to a point of non-tangency thereon, said curve having a radius of 100.00 feet, a central angle of 12°54'10" and a chord that bears North 09°30'51" East, 22.47 feet;

thence North 72°23'11" East, 65.47 feet to a point on the northerly line of Sublot 25;

thence South 78°38'51" East, along the northerly line of Sublot 25, 20.63 feet to the Principal Place of Beginning and containing 1,692 square feet or 0.0388 acres of land according to a survey by Guy P. Haney, P.S. No. S-7631, for TGC Engineering, LLC in July of 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.

For Drawings see attached Exhibit A

Together with the right of the City of Kent, its agents or employees, to store earth and materials during the period of construction, repair or replacement of such sewers and other utility lines upon the premises of the Grantor within the described easement.

And grantor does agree to keep said easement free of all permanent structures, providing that the City of Kent, Portage County, Ohio shall operate and maintain said improvement as a public facility in accordance with the standards, policies and procedures of other similar public facilities within the City of Kent and shall properly backfill and restore the ground surface and ground cover vegetation to the condition existing immediately prior to such construction, reconstruction, maintenance or repair; except that said City shall not be required to repair any structures (such as buildings, driveways, light poles and appurtenances, catch basins, storm sewers, utility service lines, pavement, curbing or landscape islands) belonging to Grantor and located within the easement and right-of-way, unless such damage was caused by an intentional act of negligence of the City of Kent, its agents, employees, contractors, licensees, or invitees.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this 27 day of AUGUST, 2020.

WITNESS:

GRANTOR: SWR

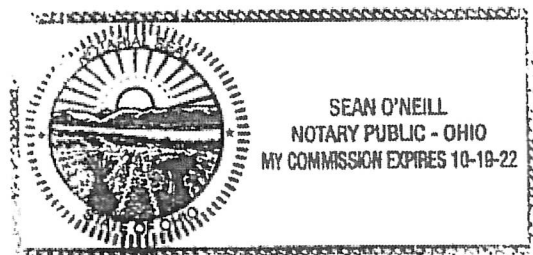
By: Stephen W. Ryan

STATE OF OHIO, COUNTY OF PORTAGE, ss.:

This day, before me, a Notary Public of the State and County aforesaid, personally appeared Stephen W. Ryan, to me known to be the person described in and who executed the foregoing instrument and acknowledgment that he executed the same as his free act and deed, for the purposes therein set forth.

Witness my hand official seal this 27th day of August, 2020.

My Commission Expires: 10-19-22
Sean O'Neill
Notary



Accepted by City of Kent Council: _____, 2020.

THIS INSTRUMENT PREPARED BY: CTI Engineers, inc.

SKETCH FOR

SANITARY EASEMENT

1224 Middlebury Road

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

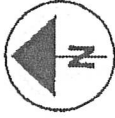
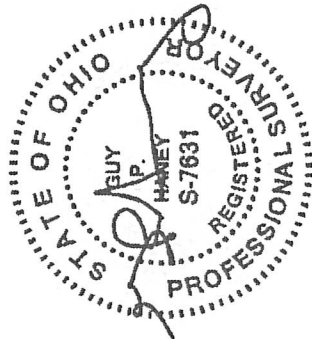
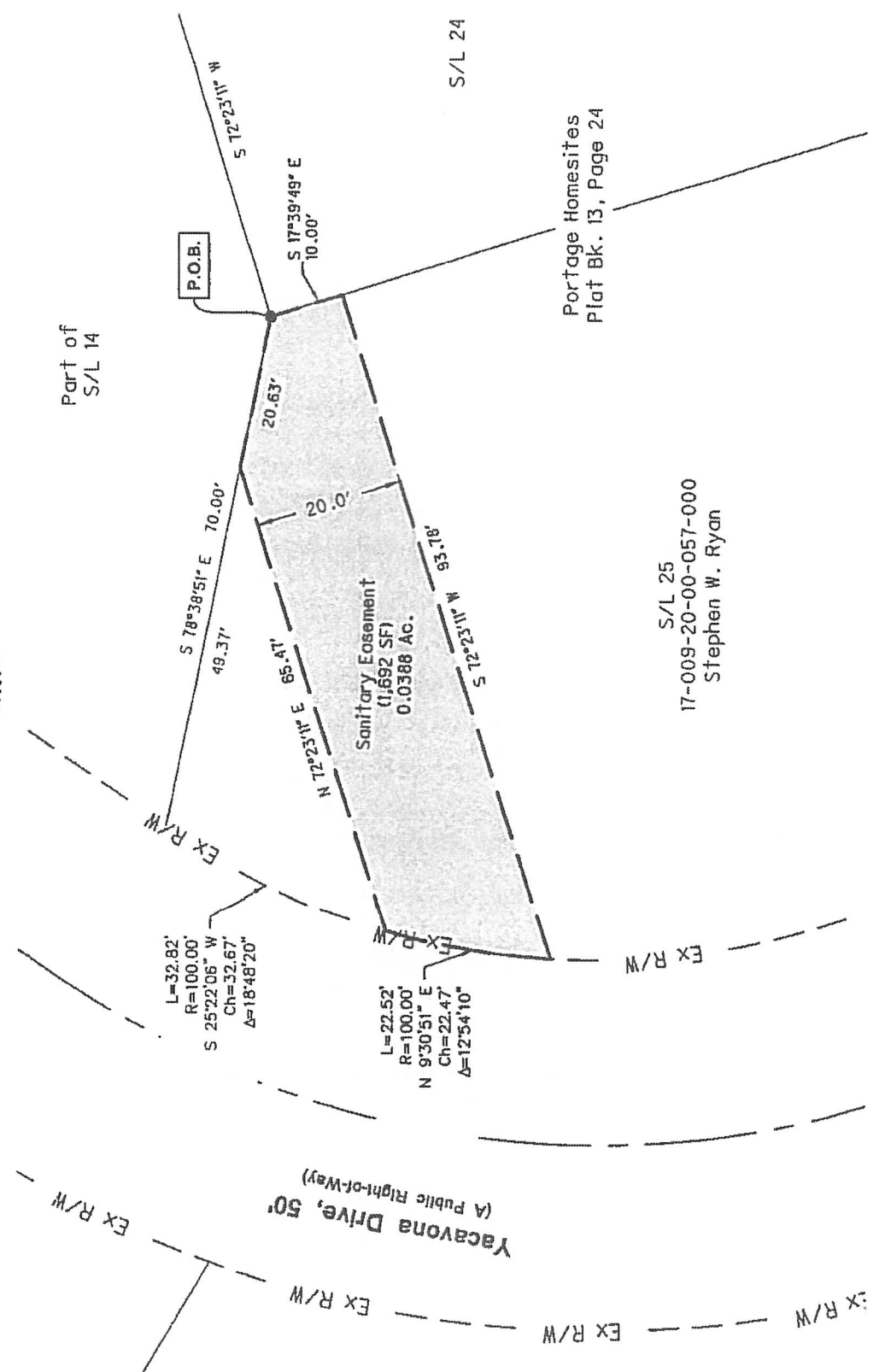


EXHIBIT A



Part of S/L 14

P.O.B.

S/L 24

Portage Homesites Plat Bk. 13, Page 24

S/L 25
17-009-20-00-057-000
Stephen W. Ryan

Yacavona Drive, 50'
(A Public Right-of-Way)

TGC Engineering, LLC
1410 SHARON CENTER ROAD, P.O. BOX 37
SHARON CENTER, OHIO 44274
PHONE: 330.920.0000 FAX: 330.920.0423



1224 MIDDLEBURY

KENT SANITARY ESMTS.

PROJECT NUMBER	1654-D
DATE	2020-07-28



LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Kyle D. Veon and Lauren N. Veon, Husband and Wife, the Grantor(s), in consideration of the sum of \$725.00, to be paid by City of Kent, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 17-009-20-00-037-000 T

CITY OF KENT – SOUTHWEST SANITARY PUMP STATION

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-009-20-00-037-000

Prior Instrument Reference: Instrument No. 201302406, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 12 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the construction and maintenance of a sewer and utilities in the name of and for the use of the City of Kent.

IN WITNESS WHEREOF Kyle D. Veon And Lauren N. Veon have hereunto set their hands
on the 15th day of June, 2020.

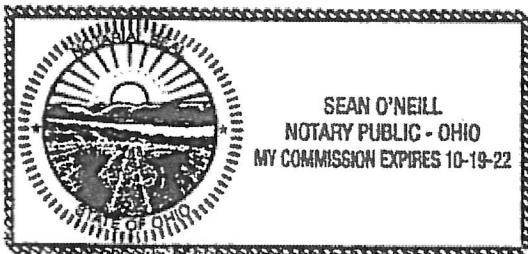
[Signature]
KYLE D. VEON

[Signature]
LAUREN N. VEON

STATE OF OHIO, COUNTY OF Portage. SS:

BE IT REMEMBERED, that on the 15th day of June, 2020, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Kyle D. Veon And Lauren N. Veon 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.



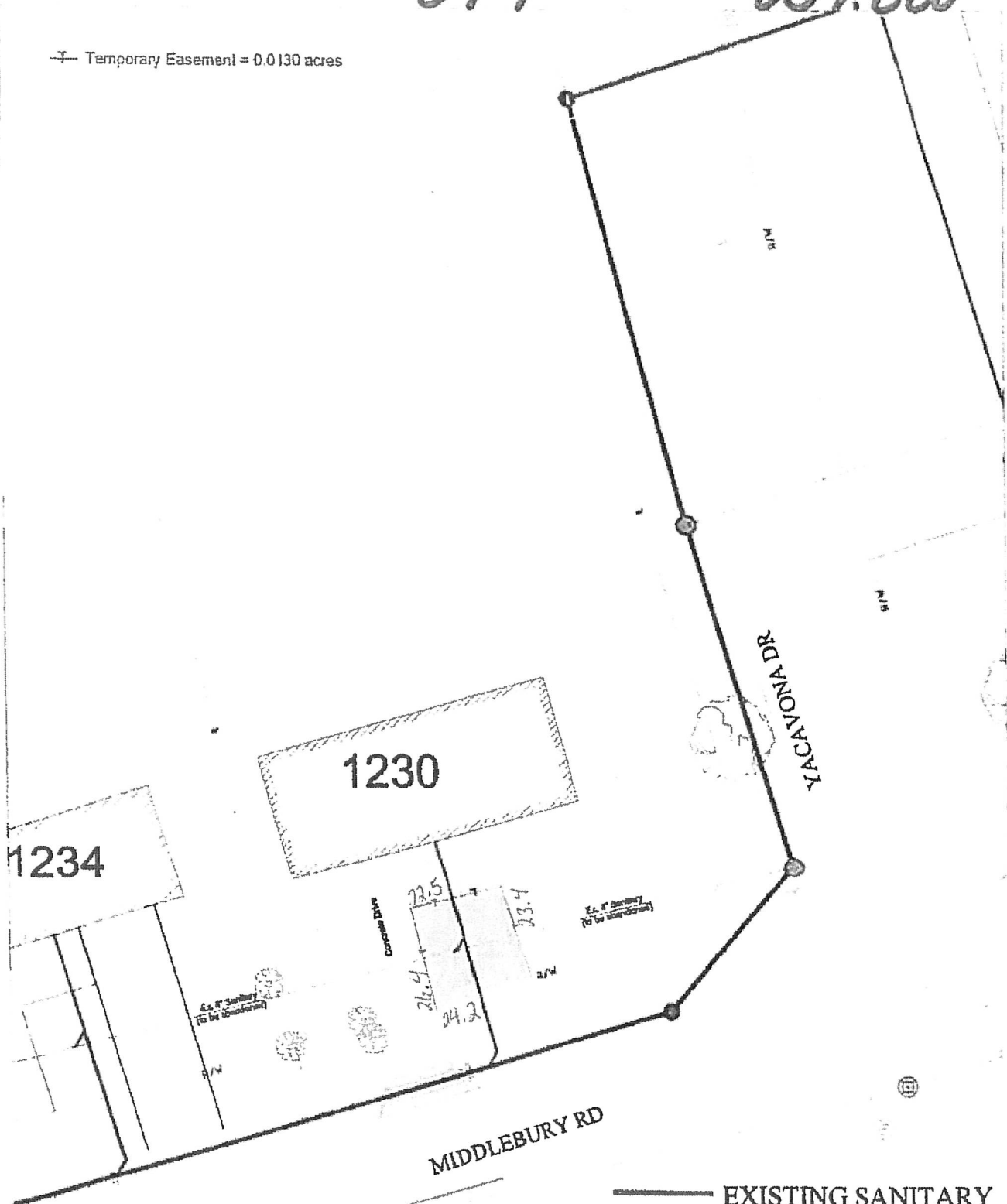
[Signature]
NOTARY PUBLIC
My Commission expires: 10-19-22

This document was prepared by: The City of Kent, Ohio on forms approved by the Ohio
Attorney General

04-T

037.000

Temporary Easement = 0.0130 acres



- EXISTING SANITARY
- PROPOSED SANITARY
- PROPERTY LINE

DATE 1/21/20	1230 MIDDLEBURY RD KENT, OHIO	NOTE: PROPERTY LINES ARE APPROXIMATE. A SURVEY MUST BE PERFORMED FOR ACCURATE PROPERTY LINE LOCATION.	SCALE: 1" = 30'	
-----------------	----------------------------------	---	-----------------	--

EASEMENT AND RIGHT-OF-WAY AGREEMENT
GRANTING EASEMENT FOR UTILITY LINE CONSTRUCTION

636 YACAVONA DRIVE

FOR AND IN CONSIDERATION of the sum of \$420.00, the receipt of which is acknowledged, and such other consideration as is herein below set forth, the undersigned John M. Gonos, and Jo Marie Gonos, hereinafter referred to as "Grantor(s)", who claim title to certain real estate by deed recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records, does for their heirs, successors, and assigns, hereby give, devise, grant and convey to the City of Kent, Ohio, a municipal corporation, which is hereinafter referred to as "Grantee," its successors and assigns, the perpetual right to a permanent exclusive easement and right-of-way to lay, maintain, operate, repair, remove and replace sanitary and related necessary appurtenances over and through said real estate situated in the City of Kent, County of Portage, State of Ohio and known as being a part of Lot 9 and further known as being part of Sublot 13 of original Franklin Township, said easement being more fully described as follows:

*Marital Status:
Husband & wife*

J.P. 8.27.20

Boundary Description for
636 Yacavona Drive
10 foot Sanitary Sewer Easement
City of Kent, County of Portage, State of Ohio
0.0290 Acre Easement

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of the Original Franklin Township Lot No. 9, and further known as being part of Sublot 13 as shown on Portage Homesites, recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records and is bounded and described as follows: Beginning at the southeasterly corner of Sublot 13 and is the PRINCIPAL PLACE OF BEGINNING of the easement herein to be described:

thence South 72°23'11" West, along the southerly line of Sublot 13, 126.20 feet to the southwesterly corner of Sublot 13;

thence North 55°12'19" West, along the westerly line of Sublot 13, 12.62 feet to a point thereon;

thence North 72°23'11" East, 126.20 feet to a point on the easterly line of Sublot 13;

thence South 55°12'19" East, along the easterly line of Sublot 13, 12.62 feet to the Principal Place of Beginning and containing 1,262 square feet or 0.0290 acres of land according to a survey by Guy P. Haney, P.S. No. S-7631, for TGC Engineering, LLC in July of 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.

For Drawings see attached Exhibit A

Together with the right of the City of Kent, its agents or employees, to store earth and materials during the period of construction, repair or replacement of such sewers and other utility lines upon the premises of the Grantor within the described easement.

And grantor does agree to keep said easement free of all permanent structures, providing that the City of Kent, Portage County, Ohio shall operate and maintain said improvement as a public facility in accordance with the standards, policies and procedures of other similar public facilities within the City of Kent and shall properly backfill and restore the ground surface and ground cover vegetation to the condition existing immediately prior to such construction, reconstruction, maintenance or repair; except that said City shall not be required to repair any structures (such as buildings, driveways, light poles and appurtenances, catch basins, storm sewers, utility service lines, pavement, curbing or landscape islands) belonging to Grantor and located within the easement and right-of-way, unless such damage was caused by an intentional act of negligence of the City of Kent, its agents, employees, contractors, licensees, or invitees.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this 27th day of August, 2020.

WITNESS:

GRANTOR: Jo Marie Gonos

By: John M. & Jo Marie Gonos

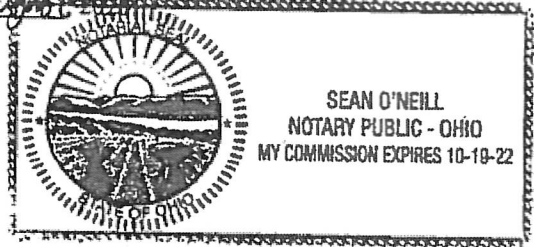
Grantor: [Signature]

STATE OF OHIO, COUNTY OF PORTAGE, ss.:

This day, before me, a Notary Public of the State and County aforesaid, personally appeared John M. Gonos, and Jo Marie Gonos, to me known to be the person described in and who executed the foregoing instrument and acknowledgment that they executed the same as their free act and deed, for the purposes therein set forth.

Witness my hand official seal this 27th day of August

My Commission Expires: 10-19-22
Sean O'Neill
Notary



Accepted by City of Kent Council: _____, 2020.

THIS INSTRUMENT PREPARED BY: CTI Engineers, inc.

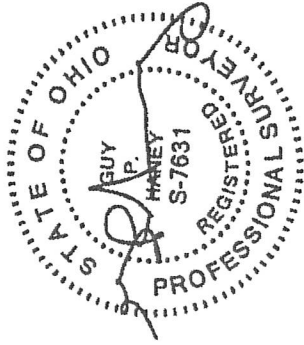
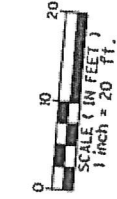
SKETCH FOR

SANITARY EASEMENT

636 Yacavona Drive

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

EXHIBIT A



Portage Homesites
Plat Bk. 13, Page 24

S/L 13

17-009-20-00-054-000
Jo Marie & John M. Gonos

Portage Homesites Replat
Plat Bk. 16, Page 91

S/L 12-R

S 55°12'19" E
12.62'

Sanitary Easement
(1,262 SF)
0.0290 Ac.

10.0'

N 12°23'11" E 126.20'

S 12°23'11" W 126.20'

S/L 21

Part of
S/L 14

N 55°12'19" W
12.62'

S/L 22

Portage Homesites
Plat Bk. 13, Page 24

S/L 23

P.O.B.

636 YACAVONA

KENT SANITARY ESMTS.

PROJECT
NUMBER

1854-0

DATE

2020-07-28



LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

William Jacob Krul and Lucille Catherine Krul, Husband and Wife, the Grantor(s), in consideration of the sum of \$1,920.00, to be paid by City of Kent, the Grantee, do grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 17-009-20-00-059-000 T

CITY OF KENT – SOUTHWEST SANITARY PUMP STATION

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-009-20-00-059-000

Prior Instrument Reference: Deed Volume 725, Page 532, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 12 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the construction and maintenance of a sewer and utilities in the name of and for the use of the City of Kent.

IN WITNESS WHEREOF William Jacob Krul And Lucille Catherine Krul have hereunto set their hands on the 2nd day of April, 2020. WK

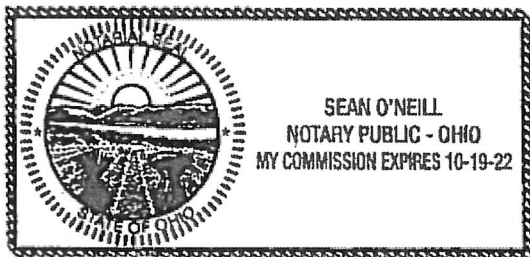
William J. Krul
WILLIAM JACOB KRUL

Lucille Catherine Krul
LUCILLE CATHERINE KRUL

STATE OF OHIO, COUNTY OF Portage. ss:

BE IT REMEMBERED, that on the 2nd day of April, 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named William Jacob Krul And Lucille Catherine Krul 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.



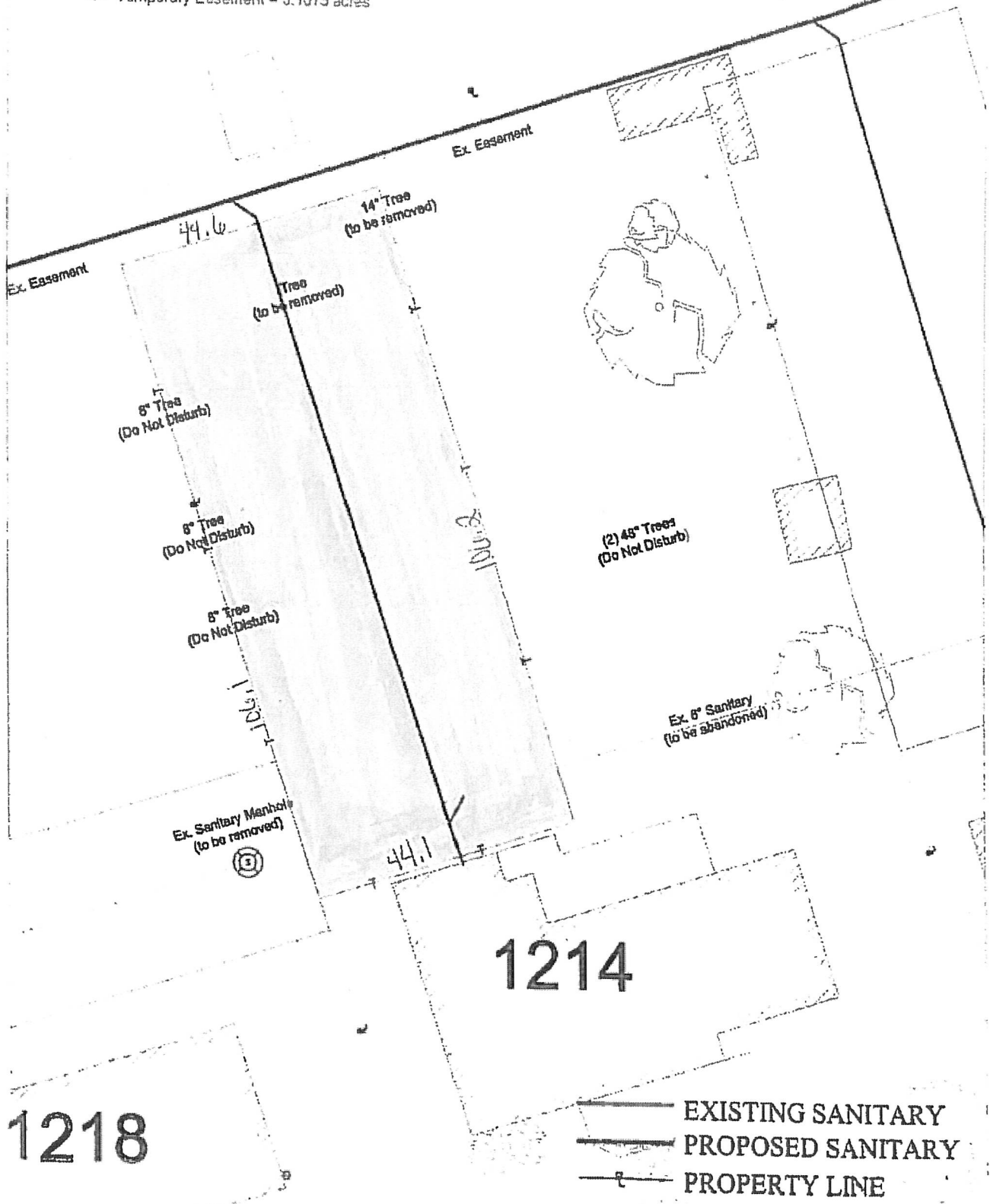
Sean O'Neill
NOTARY PUBLIC
My Commission expires: 10-19-22

This document was prepared by: The City of Kent, Ohio on forms approved by the Ohio Attorney General

07-T

059.000

± Temporary Easement = 0.1075 acres



1218

1214

- EXISTING SANITARY
- - - PROPOSED SANITARY
- ±— PROPERTY LINE

DATE: 1/31/30	1214 MIDDLEBURY RD KENT, OHIO
------------------	----------------------------------

NOTE: PROPERTY LINES ARE APPROXIMATE. A SURVEY MUST BE PERFORMED FOR ACCURATE PROPERTY LINE LOCATION.

SCALE: 1" = 30'



EASEMENT AND RIGHT-OF-WAY AGREEMENT
GRANTING EASEMENT FOR UTILITY LINE CONSTRUCTION
1214 MIDDLEBURY ROAD

FOR AND IN CONSIDERATION of the sum of \$332.00, the receipt of which is acknowledged, and such other consideration as is herein below set forth, the undersigned William J. Krul, and Lucille C. Krul, hereinafter referred to as "Grantor(s)", who claim title to certain real estate by deed recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records, does for their heirs, successors, and assigns, hereby give, devise, grant and convey to the City of Kent, Ohio, a municipal corporation, which is hereinafter referred to as "Grantee," its successors and assigns, the perpetual right to a permanent exclusive easement and right-of-way to lay, maintain, operate, repair, remove and replace sanitary and related necessary appurtenances over and through said real estate situated in the City of Kent, County of Portage, State of Ohio and known as being a part of Lot 9 and further known as being part of Sublot 23 of original Franklin Township, said easement being more fully described as follows:

*Grantors' marital
Status: Husband and wife
L.K.
7-11-2020*

*WJ
10-12-20*

Boundary Description for
1214 Middlebury Road
10 foot Sanitary Sewer Easement
City of Kent, County of Portage, State of Ohio
0.0229 Acre Easement

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of the Original Franklin Township Lot No. 9 and further known as being part of Sublot 23 as shown on Portage Homesites, recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records and is bounded and described as follows: Beginning at the northeasterly corner of Sublot 23 and is the PRINCIPAL PLACE OF BEGINNING of the easement herein to be described:

thence South 17°39'49" East, along the easterly line of Sublot 23, 10.00 feet to a point thereon;

thence South 72°23'11" West, 10 feet from and parallel with the northerly line of Sublot 23, 99.91 feet to a point on the westerly line of Sublot 23;

thence North 17°39'49" West, along the westerly line of Sublot 23, 10.00 feet to the northwesterly corner thereof;

thence North 72°23'11" East, along the northerly line of Sublot 23, 99.91 feet to the Principal Place of Beginning and containing 999 square feet or 0.0229 acres of land according to a survey by Guy P. Haney, P.S. No. S-7631, for TGC Engineering, LLC in July of 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.

For Drawings see attached Exhibit A

Together with the right of the City of Kent, its agents or employees, to store earth and materials during the period of construction, repair or replacement of such sewers and other utility lines upon the premises of the Grantor within the described easement.

And grantor does agree to keep said casement free of all permanent structures, providing that the City of Kent, Portage County, Ohio shall operate and maintain said improvement as a public facility in accordance with the standards, policies and procedures of other similar public facilities within the City of Kent and shall properly backfill and restore the ground surface and ground cover vegetation to the condition existing immediately prior to such construction, reconstruction, maintenance or repair; except that said City shall not be required to repair any structures (such as buildings, driveways, light poles and appurtenances, catch basins, storm sewers, utility service lines, pavement, curbing or landscape islands) belonging to Grantor and located within the easement and right-of-way, unless such damage was caused by an intentional act of negligence of the City of Kent, its agents, employees, contractors, licensees, or invitees.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this 11 day of SOE, 2020.

WITNESS:

GRANTOR:

[Handwritten Signature]

By: William J. & Lucille C. Krul

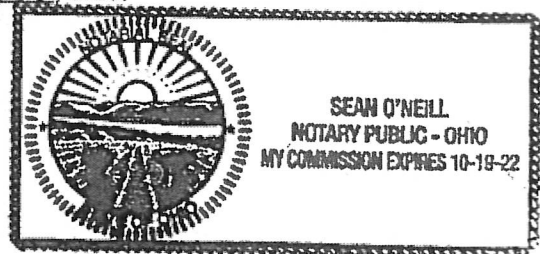
GRANTOR: Lucille Krul

STATE OF OHIO, COUNTY OF PORTAGE, ss.:

This day, before me, a Notary Public of the State and County aforesaid, personally appeared William J. Krul, and Lucille C. Krul, to me known to be the person described in and who executed the foregoing instrument and acknowledgment that they executed the same as their free act and deed, for the purposes therein set forth.

Witness my hand official seal this 11th day of August, 2020.

My Commission Expires: 12-19-22
Sean O'Neill
Notary



Accepted by City of Kent Council: _____, 2020.

THIS INSTRUMENT PREPARED BY: CTI Engineers, inc.

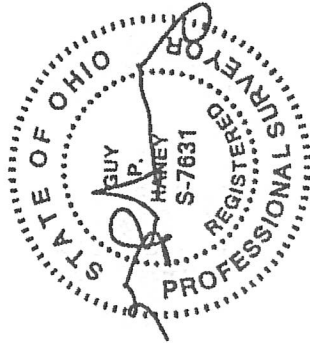
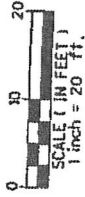
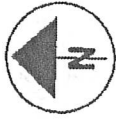
SANITARY EASEMENT

1214 Middlebury Road

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

SKETCH FOR

EXHIBIT A



Part of
S/L 14

Portage Homesites
Plat Bk. 13, Page 24

Part of
S/L 14

Part of
S/L 14

S/L 22

S/L 24

P.O.B.

S 17°39'49" E
10.00'

N 72°23'11" E 99.91'

99.91'

Sanitary Easement
(999 SF)
0.0229 Ac.

N 17°39'49" W
10.00'

10.0'

S/L 23
17-009-20-00-059-000
Lucille C. &
William J. Krul

Portage Homesites
Plat Bk. 13, Page 24

TGC Engineering, LLC
1310 BRAMBLE CREEK ROAD, P.O. BOX 37
SPRING CENTER, OHIO 44274
(PHONE) 330.520.8000 (FAX) 330.520.8423



1214 MIDDLEBURY

KENT SANITARY ESMTS.

PROJECT NUMBER	1554-D
DATE	2020-07-09



LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Bonnie M. Droder, Divorced, the Grantor(s), in consideration of the sum of \$1,650.00, to be paid by City of Kent, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 17-009-20-00-060-000 T

CITY OF KENT – SOUTHWEST SANITARY PUMP STATION

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-009-20-00-060-000

Prior Instrument Reference: Deed Volume 1014, Page 249, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 12 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the construction and maintenance of a sewer and utilities in the name of and for the use of the City of Kent.

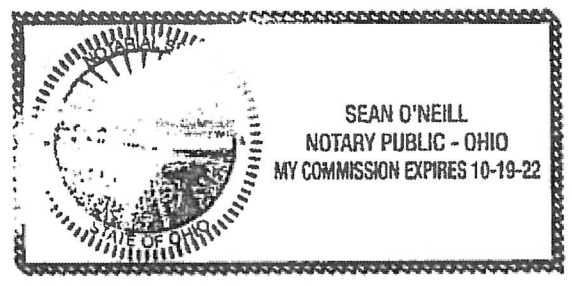
IN WITNESS WHEREOF Bonnie M. Droder have hereunto set her hand on the 18th
day of Sept., 2020.

Bonnie Droder
BONNIE M. DRODER

STATE OF OHIO, COUNTY OF Portage ss:

BE IT REMEMBERED that on the 18th day of September, 2020, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Bonnie M. Droder, who acknowledged the foregoing instrument to be her voluntary act
and deed.

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



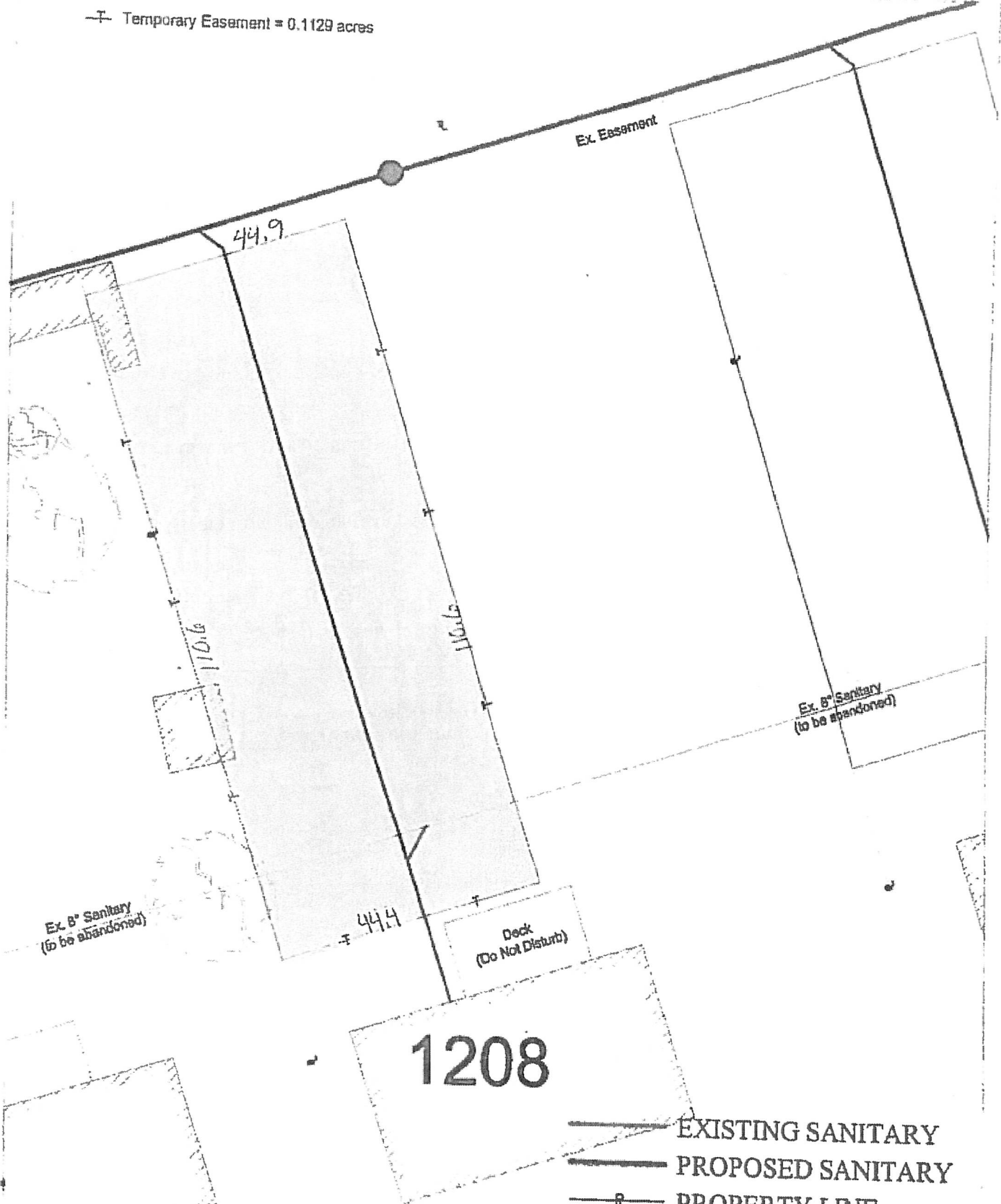
Sean O'Neill
NOTARY PUBLIC
My Commission expires: 10-19-22

This document was prepared by: The City of Kent, Ohio on forms approved by the Ohio
Attorney General

08-T

060.000

Temporary Easement = 0.1129 acres



1208

- EXISTING SANITARY
- PROPOSED SANITARY
- PROPERTY LINE

DATE 12/20	1208 MIDDLEBURY RD KENT, OHIO	NOTE: PROPERTY LINES ARE APPROXIMATE. A SURVEY MUST BE PERFORMED FOR ACCURATE PROPERTY LINE LOCATION.	SCALE: 1" = 20'	
---------------	----------------------------------	---	-----------------	--

EASEMENT AND RIGHT-OF-WAY AGREEMENT
GRANTING EASEMENT FOR UTILITY LINE CONSTRUCTION

1208 MIDDLEBURY ROAD

FOR AND IN CONSIDERATION of the sum of \$332.00, the receipt of which is acknowledged, and such other consideration as is herein below set forth, the undersigned Bonnie M. Droder, hereinafter referred to as "Grantor(s)", who claim title to certain real estate by deed recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records, does for their heirs, successors, and assigns, hereby give, devise, grant and convey to the City of Kent, Ohio, a municipal corporation, which is hereinafter referred to as "Grantee," its successors and assigns, the perpetual right to a permanent exclusive easement and right-of-way to lay, maintain, operate, repair, remove and replace sanitary and related necessary appurtenances over and through said real estate situated in the City of Kent, County of Portage, State of Ohio and known as being a part of Lot 9 and further known as being part of Sublot 22 of original Franklin Township, said easement being more fully described as follows:

Grantor's Marital
Status: Divorced 2/9/18/20
Boundary Description for
1208 Middlebury Road
10 foot Sanitary Sewer Easement
City of Kent, County of Portage, State of Ohio
0.0229 Acre Easement

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of the Original Franklin Township Lot No. 9 and further known as being part of Sublot 22 as shown on Portage Homesites, recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records and is bounded and described as follows: Beginning at the northeasterly corner of Sublot 22 and is the PRINCIPAL PLACE OF BEGINNING of the easement herein to be described:

thence South 17°39'49" East, along the easterly line of Sublot 22, 10.00 feet to a point thereon;

thence South 72°23'11" West, 10 feet from and parallel with the northerly line of Sublot 22, 99.91 feet to a point on the westerly line of Sublot 22;

thence North 17°39'49" West, along the westerly line of Sublot 22, 10.00 feet to the northwesterly corner thereof;

thence North 72°23'11" East, along the northerly line of Sublot 22, 99.91 feet to the Principal Place of Beginning and containing 999 square feet or 0.0229 acres of land according to a survey by Guy P. Haney, P.S. No. S-7631, for TGC Engineering, LLC in July of 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.

For Drawings see attached Exhibit A

Together with the right of the City of Kent, its agents or employees, to store earth and materials during the period of construction, repair or replacement of such sewers and other utility lines upon the premises of the Grantor within the described easement.

And grantor does agree to keep said easement free of all permanent structures, providing that the City of Kent, Portage County, Ohio shall operate and maintain said improvement as a public facility in accordance with the standards, policies and procedures of other similar public facilities within the City of Kent and shall properly backfill and restore the ground surface and ground cover vegetation to the condition existing immediately prior to such construction, reconstruction, maintenance or repair; except that said City shall not be required to repair any structures (such as buildings, driveways, light poles and appurtenances, catch basins, storm sewers, utility service lines, pavement, curbing or landscape islands) belonging to Grantor and located within the easement and right-of-way, unless such damage was caused by an intentional act of negligence of the City of Kent, its agents, employees, contractors, licensees, or invitees.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this 18th day of Sept, 2020.

WITNESS:

GRANTOR: Bonnie Droder

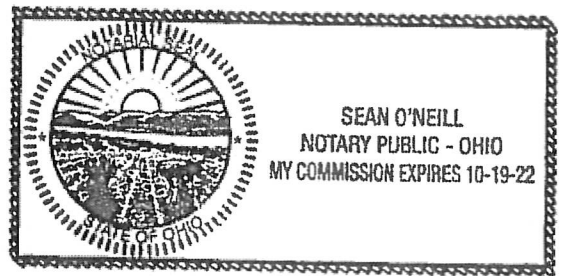
By: Bonnie M. Droder

STATE OF OHIO, COUNTY OF PORTAGE, ss.:

This day, before me, a Notary Public of the State and County aforesaid, personally appeared Bonnie M. Droder, to me known to be the person described in and who executed the foregoing instrument and acknowledgment that she executed the same as her free act and deed, for the purposes therein set forth.

Witness my hand official seal this 18th day of September, 2020.

My Commission Expires: 10-19-22
Sean O'Neill
Notary



Accepted by City of Kent Council: _____, 2020.

THIS INSTRUMENT PREPARED BY: CTI Engineers, inc.

SKETCH FOR

SANITARY EASEMENT

1208 Middlebury Road

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

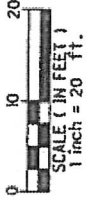
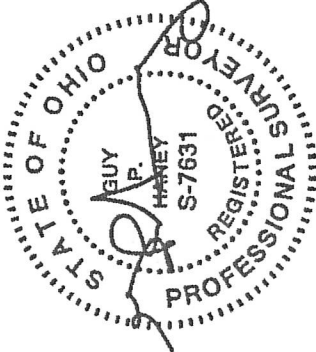


EXHIBIT A

Portage Homesites Replat
Plat Bk. 16, Page 91

S/L 12-R

Portage Homesites
Plat Bk. 13, Page 24

S/L 13

P.O.B.

S 17°39'49" E
10.00'

S/L 21

10.0'

N 12°23'11" E 99.91'

Part of
S/L 14

Sanitary Easement
(999 SF)
0.0229 AC.

S/L 22

17-009-20-00-060-000
Bonnie M. Droder

N 17°39'49" W
10.00'

S/L 23

Portage Homesites
Plat Bk. 13, Page 24

T&C Engineering, LLC
1510 SYCAMORE CIRCLE ROAD, P.O. BOX 37
SPRING CENTRAL, OHIO 44274
PHONES: 330.550.8000 / FAX: 330.550.4423



1208 MIDDLEBURY

KENT SANITARY ESMTS.

PROJECT
NUMBER

1854-D

DATE

2020-07-08



LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Henry Ailes, Widower, the Grantor(s), in consideration of the sum of \$900.00, to be paid by City of Kent, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 17-009-20-00-061-000 T

CITY OF KENT – SOUTHWEST SANITARY PUMP STATION

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-009-20-00-061-000

Prior Instrument Reference: Instrument No. 200008602, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 12 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the construction and maintenance of a sewer and utilities in the name of and for the use of the City of Kent.

IN WITNESS WHEREOF Henry Ailes, by and through Patrick Ailes, his Attorney-in-Fact,
has hereunto set his hand on the 29 day of August, 2020

x Henry W. Ailes
HENRY AILES

By: Patrick Ailes, his Attorney-in-Fact

STATE OF OHIO, COUNTY OF Portage ss:

BE IT REMEMBERED that on the 29th day of August, 2020, before me
the subscriber, a Notary Public in and for said state and county, personally came the above
named Patrick Ailes, who acknowledged being the Attorney-in-Fact of Henry Ailes, under a
certain Power of Attorney granted by Henry Ailes, and who signed, or acknowledged signing,
the foregoing instrument as the voluntary act and deed of Henry Ailes.

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



CAROL GIULITTO
Notary Public
State of Ohio
My Comm. Expires
August 13, 2022

Carol Giulitto

NOTARY PUBLIC
My Commission expires: 8/13/2022

This document was prepared by: The City of Kent, Ohio on forms approved by the Ohio
Attorney General

SKETCH FOR

SANITARY EASEMENT

1204 Middlebury Road

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

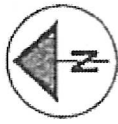
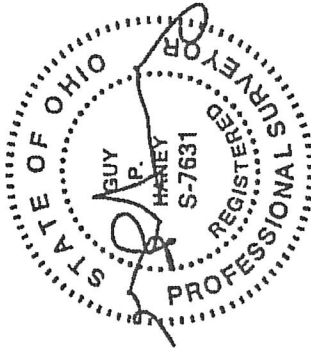
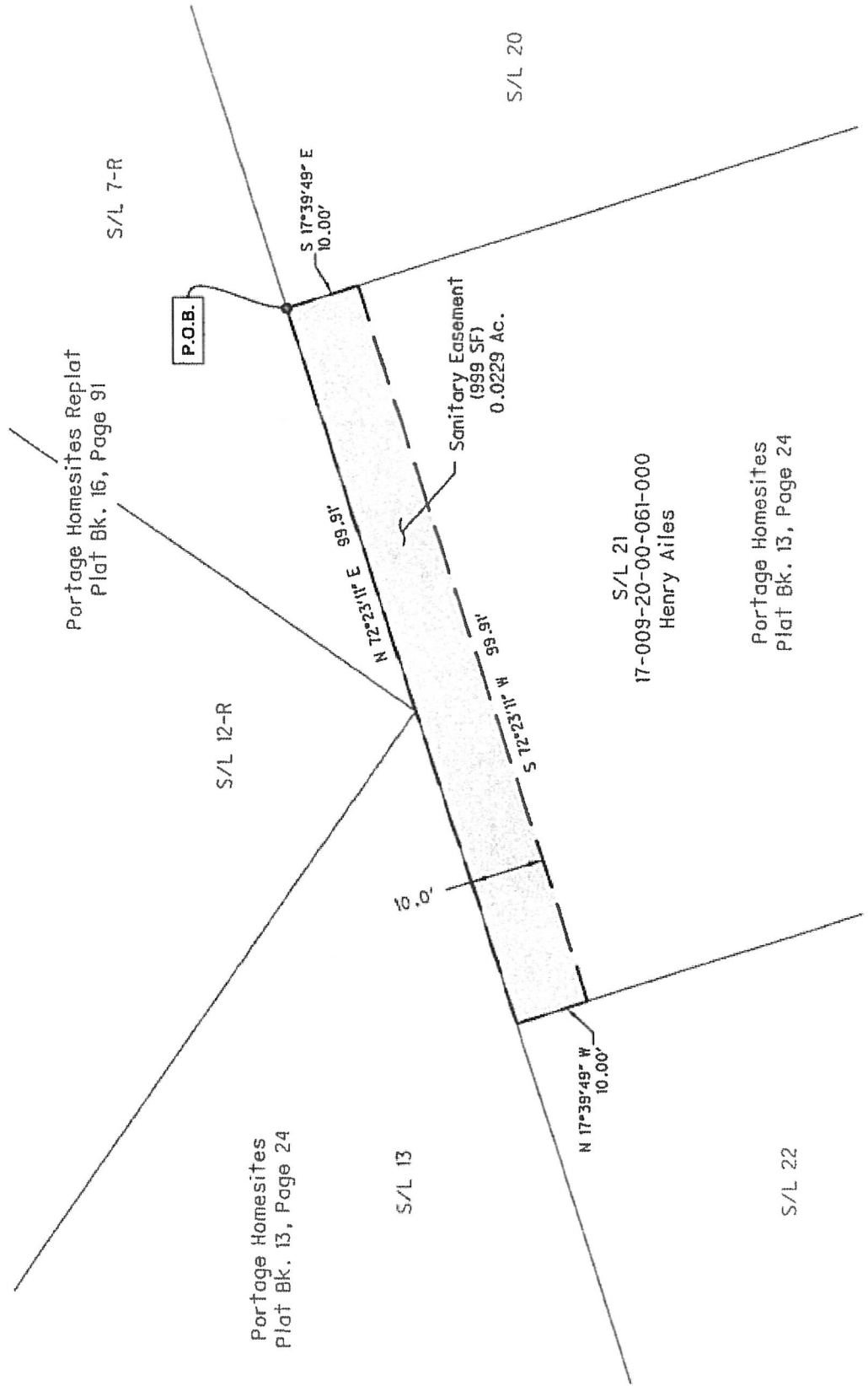


EXHIBIT A



Portage Homesites Replat
Plat Bk. 16, Page 91

Portage Homesites
Plat Bk. 13, Page 24

S/L 21
17-009-20-00-061-000
Henry Ailes

Portage Homesites
Plat Bk. 13, Page 24

1204 MIDDLEBURY

KENT SANITARY ESMTS.

PROJECT NUMBER	1854-D
DATE	2330-07-08



TGC Engineering, LLC
1310 SUDBURY CENTER ROAD, P.O. BOX 57
PRAIRIE CENTER, OHIO 44274
PHONE: 330.523.8423 FAX: 330.523.8424

EASEMENT AND RIGHT-OF-WAY AGREEMENT
GRANTING EASEMENT FOR UTILITY LINE CONSTRUCTION
1204 MIDDLEBURY ROAD

FOR AND IN CONSIDERATION of the sum of \$332.00, the receipt of which is ^{HA} acknowledged, and such other consideration as is herein below set forth, the undersigned Henry Ailes, ^{WIDOWER} hereinafter referred to as "Grantor(s)", who claim title to certain real estate by deed recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records, does for their heirs, successors, and assigns, hereby give, devise, grant and convey to the City of Kent, Ohio, a municipal corporation, which is hereinafter referred to as "Grantee," its successors and assigns, the perpetual right to a permanent exclusive easement and right-of-way to lay, maintain, operate, repair, remove and replace sanitary and related necessary appurtenances over and through said real estate situated in the City of Kent, County of Portage, State of Ohio and known as being a part of Lot 9 and further known as being part of Sublot 21 of original Franklin Township, said easement being more fully described as follows:

Boundary Description for
1204 Middlebury Road
10 foot Sanitary Sewer Easement
City of Kent, County of Portage, State of Ohio
0.0229 Acre Easement

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of the Original Franklin Township Lot No. 9 and further known as being part of Sublot 21 as shown on Portage Homesites, recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records and is bounded and described as follows: Beginning at the northeasterly corner of Sublot 21 and is the PRINCIPAL PLACE OF BEGINNING of the easement herein to be described:

thence South 17°39'49" East, along the easterly line of Sublot 21, 10.00 feet to a point thereon;

thence South 72°23'11" West, 10 feet from and parallel with the northerly line of Sublot 21, 99.91 feet to a point on the westerly line of Sublot 21;

thence North 17°39'49" West, along the westerly line of Sublot 21, 10.00 feet to the northwesterly corner thereof;

thence North 72°23'11" East, along the northerly line of Sublot 21, 99.91 feet to the Principal Place of Beginning and containing 999 square feet or 0.0229 acres of land according to a survey by Guy P. Haney, P.S. No. S-7631, for TGC Engineering, LLC in July of 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.

For Drawings see attached Exhibit A

Together with the right of the City of Kent, its agents or employees, to store earth and materials during the period of construction, repair or replacement of such sewers and other utility lines upon the premises of the Grantor within the described easement.

And grantor does agree to keep said easement free of all permanent structures, providing that the City of Kent, Portage County, Ohio shall operate and maintain said improvement as a public facility in accordance with the standards, policies and procedures of other similar public facilities within the City of Kent and shall properly backfill and restore the ground surface and ground cover vegetation to the condition existing immediately prior to such construction, reconstruction, maintenance or repair; except that said City shall not be required to repair any structures (such as buildings, driveways, light poles and appurtenances, catch basins, storm sewers, utility service lines, pavement, curbing or landscape islands) belonging to Grantor and located within the easement and right-of-way, unless such damage was caused by an intentional act of negligence of the City of Kent, its agents, employees, contractors, licensees, or invitees.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this 29 day of August, 2020.

WITNESS:

GRANTOR:

Cheryl Ann Andrews

Henry Ailes

By: Henry Ailes

STATE OF OHIO, COUNTY OF PORTAGE, ss.:

This day, before me, a Notary Public of the State and County aforesaid, personally appeared Henry Ailes, to me known to be the person described in and who executed the foregoing instrument and acknowledgment that he executed the same as his free act and deed, for the purposes therein set forth.

Witness my hand official seal this 29th day of August, 2020.

My Commission Expires: 8/13/2022

Carol Giulitto
Notary



CAROL GIULITTO
Notary Public
State of Ohio
My Comm. Expires
August 13, 2022

Accepted by City of Kent Council: _____, 2020.

THIS INSTRUMENT PREPARED BY: CTI Engineers, inc.

SKETCH FOR

SANITARY EASEMENT

1204 Middlebury Road

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

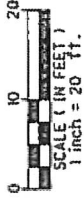
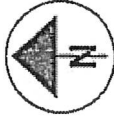
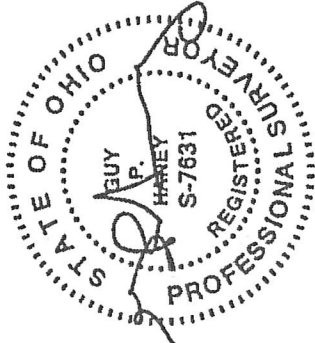
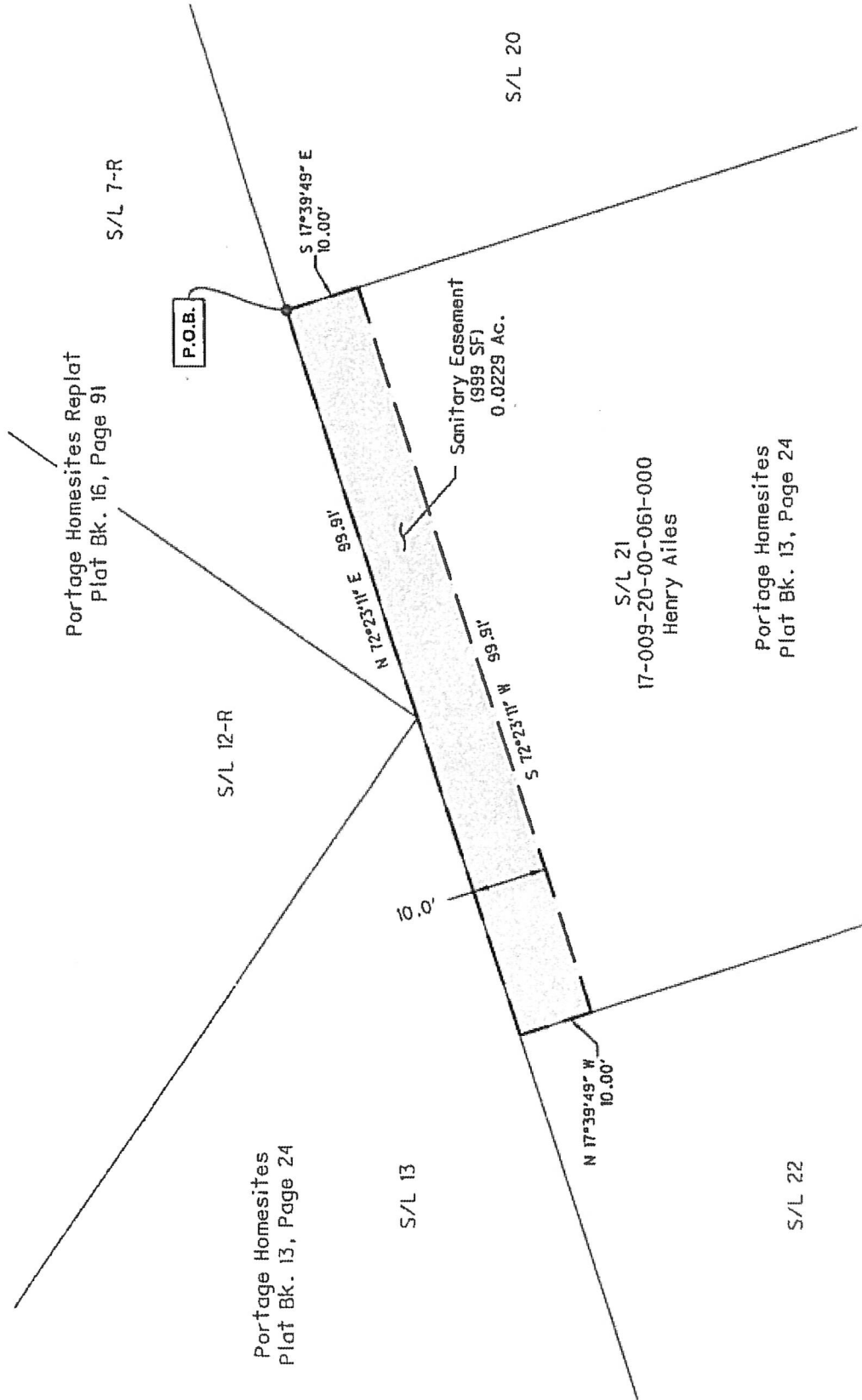


EXHIBIT A



TGC Engineering, LLC
 1310 SHAWAN COUNTRY ROAD, P.O. BOX 37
 SHAWAN CENTER, OHIO 44274
 PH: 330.330.8000 FAX: 330.330.8001



1204 MIDDLEBURY

KENT SANITARY ESMTS.

PROJECT NUMBER	1154-D
DATE	2020-07-08



SKETCH FOR

SANITARY EASEMENT

1204 Middlebury Road

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

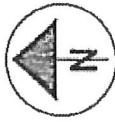
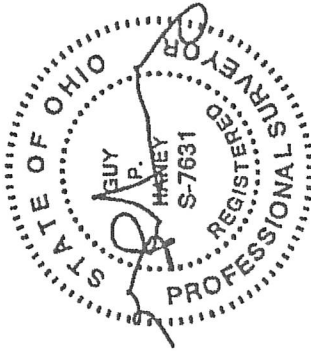
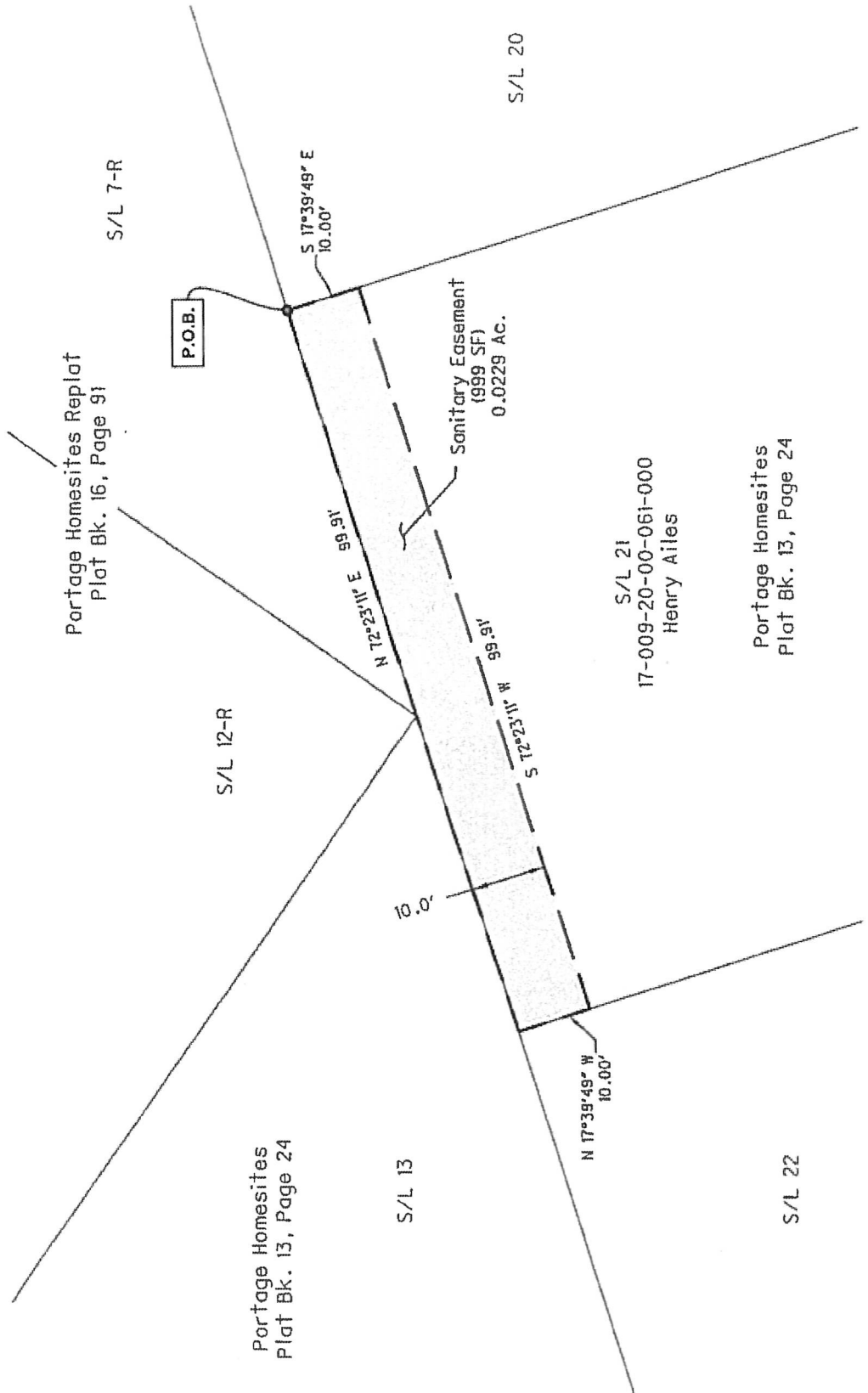


EXHIBIT A



Portage Homesites Replat
Plat Bk. 16, Page 91

S/L 12-R

Portage Homesites
Plat Bk. 13, Page 24

S/L 13

S/L 20

S/L 21
17-009-20-00-061-000
Henry Ailes

Portage Homesites
Plat Bk. 13, Page 24

S/L 22

1204 MIDDLEBURY

KENT SANITARY ESMTS.

PROJECT NUMBER

1654-D

DATE

2008-07-08



TCC Engineering, LLC
1310 SHILOH CENTER ROAD, P.O. BOX 37
SPARAN CENTER, OHIO 44274
(PHONE) 330.590.8001 (FAX) 330.590.8423



LPA RE 807
Rev. 10/2017

TE
LPA

TEMPORARY EASEMENT

Jacob R. Fargo, Single, the Grantor(s), in consideration of the sum of \$1,310.00, to be paid by City of Kent, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 17-009-20-00-064-000 T

CITY OF KENT – SOUTHWEST SANITARY PUMP STATION

SEE EXHIBIT A ATTACHED

Portage County Current Tax Parcel No. 17-009-20-00-064-000

Prior Instrument Reference: Instrument No. 202015175, Portage County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.

The duration of the temporary easement(s) granted to the Grantee is 12 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the construction and maintenance of a sewer and utilities in the name of and for the use of the City of Kent.

IN WITNESS WHEREOF Jacob R. Fargo have hereunto set his hand on the 18th day of September, 2020.

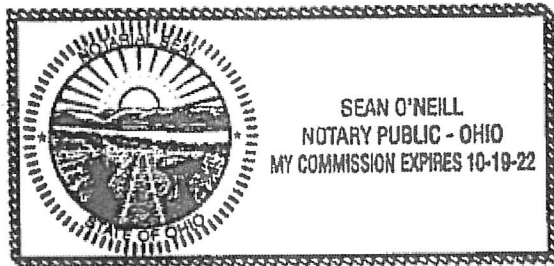


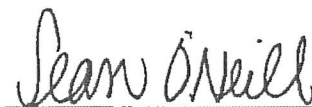
JACOB R. FARGO

STATE OF OHIO, COUNTY OF Portage ss:

BE IT REMEMBERED that on the 18th day of September, 2020, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Jacob R. Fargo, who acknowledged the foregoing instrument to be his voluntary act and deed.

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





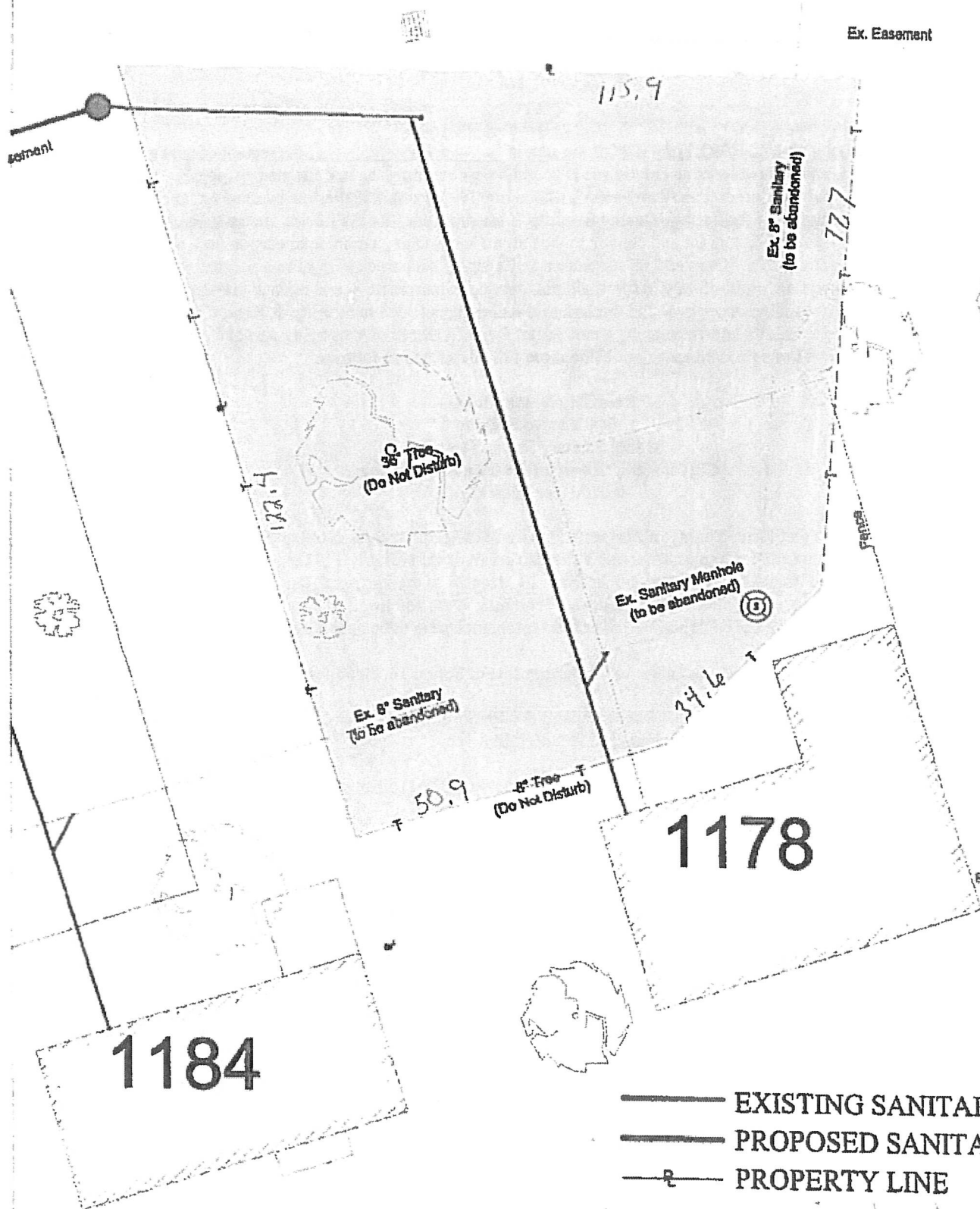
NOTARY PUBLIC
My Commission expires: 10-19-22

This document was prepared by: The City of Kent, Ohio on forms approved by the Ohio Attorney General

12-T

064.000

Temporary Easement = 0.2267 acres



- EXISTING SANITARY
- - - PROPOSED SANITARY
- - - PROPERTY LINE

EASEMENT AND RIGHT-OF-WAY AGREEMENT
GRANTING EASEMENT FOR UTILITY LINE CONSTRUCTION

644 YACAVONA DRIVE

FOR AND IN CONSIDERATION of the sum of \$362.00, the receipt of which is acknowledged, and such other consideration as is herein below set forth, the undersigned Patrick C. Madonio, hereinafter referred to as "Grantor(s)", who claim title to certain real estate by deed recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records, does for their heirs, successors, and assigns, hereby give, devise, grant and convey to the City of Kent, Ohio, a municipal corporation, which is hereinafter referred to as "Grantee," its successors and assigns, the perpetual right to a permanent exclusive easement and right-of-way to lay, maintain, operate, repair, remove and replace sanitary and related necessary appurtenances over and through said real estate situated in the City of Kent, County of Portage, State of Ohio and known as being a part of Lot 9 and further known as being part of Sublot 14 of original Franklin Township, said easement being more fully described as follows:

Boundary Description for
644 Yacavona Drive
10 foot Sanitary Sewer Easement
City of Kent, County of Portage, State of Ohio
0.0250 Acre Easement

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of the Original Franklin Township Lot No. 9 and further known as being part of the westerly 110 feet of Sublot 14 as shown on Portage Homesites, recorded in Plat Book 13, Page 24 of the Portage County Recorder's Records and is bounded and described as follows: Beginning at the southwesterly corner of Sublot 14 and is the PRINCIPAL PLACE OF BEGINNING of the easement herein to be described:

thence North 78°38'08" West, along the southwesterly line of Sublot 14, 20.63 feet to a point thereon;

thence North 72°23'11" East, 10 feet from and parallel with the southerly line of Sublot 14, 114.05 feet to a point on the easterly line of the westerly 110 feet of Sublot 14;

thence South 55°12'19" East, along the easterly line of the westerly 110 feet of Sublot 14, 12.62 feet to the southeasterly corner thereof;

thence South 72°23'11" West, along the southerly line of Sublot 14, 103.70 feet to the Principal Place of Beginning and containing 1,088 square feet or 0.0250 acres of land according to a survey by Guy P. Haney, P.S. No. S-7631, for TGC Engineering, LLC in July of 2020. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.

For Drawings see attached Exhibit A

Together with the right of the City of Kent, its agents or employees, to store earth and materials during the period of construction, repair or replacement of such sewers and other utility lines upon the premises of the Grantor within the described easement.

And grantor does agree to keep said easement free of all permanent structures, providing that the City of Kent, Portage County, Ohio shall operate and maintain said improvement as a public facility in accordance with the standards, policies and procedures of other similar public facilities within the City of Kent and shall properly backfill and restore the ground surface and ground cover vegetation to the condition existing immediately prior to such construction, reconstruction, maintenance or repair; except that said City shall not be required to repair any structures (such as buildings, driveways, light poles and appurtenances, catch basins, storm sewers, utility service lines, pavement, curbing or landscape islands) belonging to Grantor and located within the easement and right-of-way, unless such damage was caused by an intentional act of negligence of the City of Kent, its agents, employees, contractors, licensees, or invitees.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this 9 day of September 2020.

WITNESS:

Jamie Reed

GRANTOR:

Patrick C. Madonio

By: Patrick C. Madonio

STATE OF OHIO, COUNTY OF PORTAGE, ss.:

This day, before me, a Notary Public of the State and County aforesaid, personally appeared Patrick C. Madonio, to me known to be the person described in and who executed the foregoing instrument and acknowledgment that he executed the same as his free act and deed, for the purposes therein set forth.

Witness my hand official seal this 9 day of Sept, 2020.

My Commission Expires: Nov 17, 2023

Samantha Whieldon
Notary



SAMANTHA WHIELDON
Notary Public, State of Ohio
My Comm. Expires Nov.17, 2023
Recorded in Summit County

Accepted by City of Kent Council: _____, 2020.

THIS INSTRUMENT PREPARED BY: CTI Engineers, inc.

SKETCH FOR

SANITARY EASEMENT

644 Yacavona Drive

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of Original Franklin Township Lot No. 9

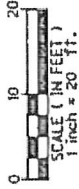
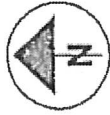
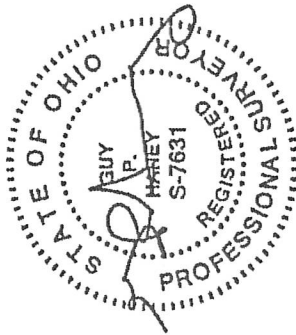
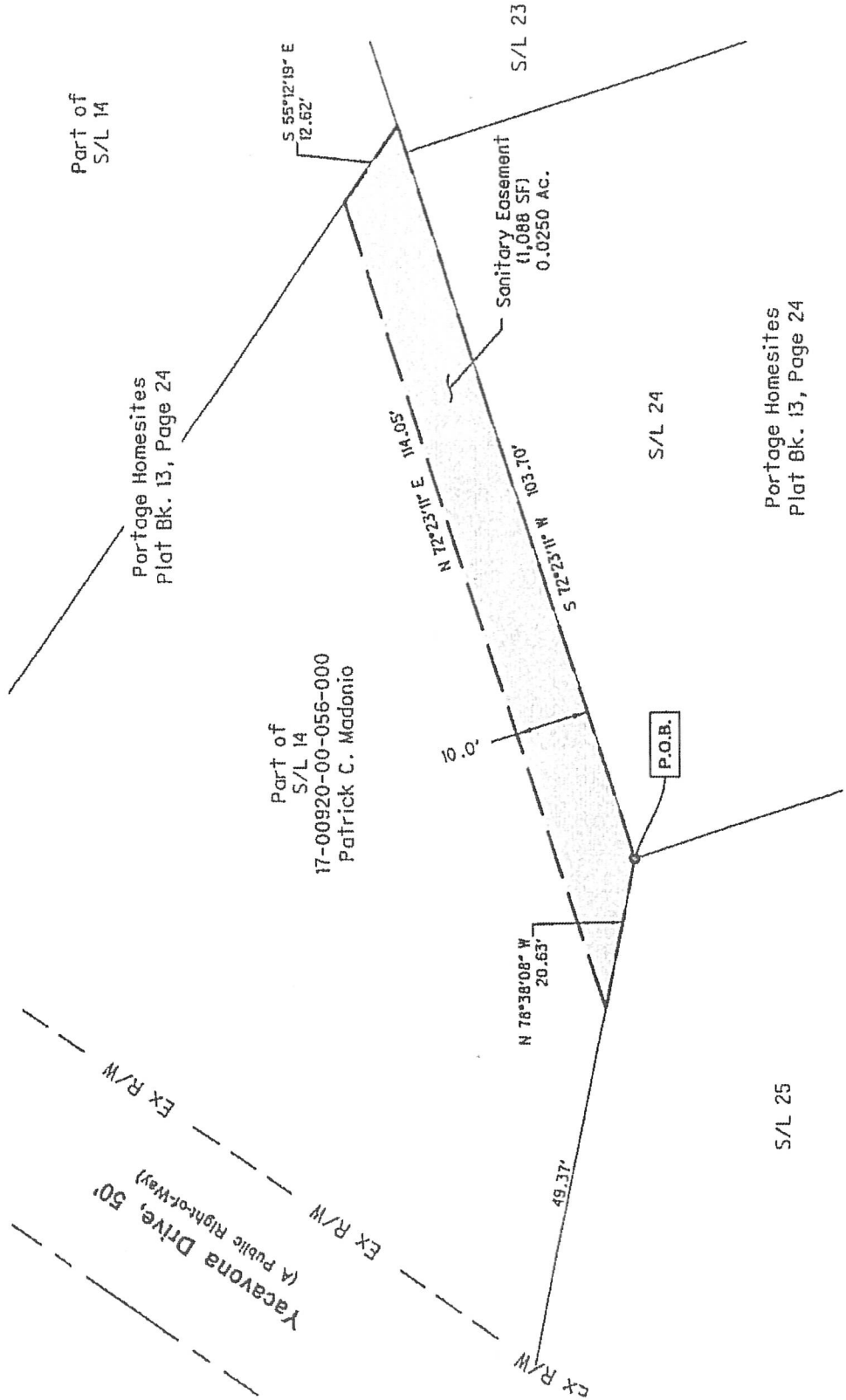


EXHIBIT A



Part of S/L 14

Portage Homesites Plat Bk. 13, Page 24

Part of S/L 14
17-00920-00-056-000
Patrick C. Madonio

S/L 23

S/L 24

Portage Homesites Plat Bk. 13, Page 24

S/L 25

PROJECT NUMBER	1854-D
DATE	2020-07-08

644 YACAVONA

KENT SANITARY ESMTS.