

RE 5

SE-State

STORM SEWER EASEMENT

DUSTY RHODES
COUNTY AUDITOR

KNOW ALL MEN BY THESE PRESENTS THAT: Karl F. Rill & Gail S. Rill, husband and wife, Grantor(s) herein, in consideration of the sum of \$ 1,011.00, to be paid by the State of Ohio, Department of Transportation, the Grantee, herein, do hereby grant, bargain, sell, convey and release, to said Grantee, its successors and assigns forever, the following rights, privileges and easements in, upon and over certain real estate owned by the Grantor.

PARCEL(S): 30-2-S
HAM-50-31.98

Rebecca Prem Groppe
Hamilton County Recorders Office
Doc #: 05-0217683 Type: DE
Filed: 12/23/05 11:36:10 AM \$36.00
Off. Rec.: 10125 01100 F 3 202

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

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Prior Instrument Reference: D4309-1249, Hamilton County Recorder's Office.

The right to construct, use maintain and keep in repair storm sewers together with the necessary valves, manholes, fittings and appurtenances, and to be constructed and maintained. The Grantor shall have full right to use the land within the said right of way and easement for any purpose consistent with the rights herein granted to the Grantee, its successors and assigns.

RE 246

AJ-ACK

REV. 09/03

14th IN WITNESS WHEREOF Karl F. Rill & Gail S. Rill have hereunto set their hands on the
day of December, 2005

Karl F. Rill
Karl F. Rill

Gail S. Rill
Gail S. Rill

STATE OF OHIO, COUNTY OF Hamilton SS:

BE IT REMEMBERED, that on the 14th day of December, 2005, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Karl F. Rill & Gail S. Rill, who signed or acknowledged the signing of the foregoing instrument to be their 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.

10125 1100

Mark Keay
NOTARY PUBLIC
My Commission expires: 3/17/10

EXHIBIT A

RX 276		PID	19044
Rev. 09/03		PARCEL	30-2-S
		CTY-RTE-SEC	HAM-50-31.95
		Version Date	11/24/04

PARCEL30-2-S**HAM-50-31.95****PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the lands hereinafter described. Grantor/Owner herein retains the right to use said lands for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in Section 3, Township 4, Fractional Range 2, Miami Purchase, Township of Columbia, County of Hamilton, State of Ohio, and being part of that real estate conveyed to Karl F. Rill and Gail S. Rill by deed recorded in Deed Book 4303, Page 1249, also being part of Lot No. 12 of Henry Debolt's Subdivision as the same is recorded in Plat Book 1, Page 311 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Hamilton County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing at the northwesterly corner of Lot No. 12 of said Henry Debolt's Subdivision, also being in the existing south right-of-way of Wooster Pike (U. S. Route No. 50) and the northwesterly corner of the grantor's tract;

Thence South 52°57'26" East, along the existing south right-of-way of Wooster Pike (U. S. Route No. 50) and the north line of the grantor's tract for a distance of 148.00 feet to the **TRUE PLACE OF BEGINNING** for the easement herein described;

Thence South 52°57'26" East, continuing along the existing south right-of-way of Wooster Pike (U. S. Route No. 50) for a distance of 5.00 feet to the northeast corner of the grantor's tract;

Thence South 35°26'12" West, leaving the existing south right-of-way of Wooster Pike (U. S. Route No. 50) along the east line of the grantor's tract for a distance of 16.03 feet;

Thence North 52°57'26" West, leaving the east line of the grantor's tract for a distance of 5.00 feet to the west line of the grantor's tract;

Thence North 35°26'12" East, along the west line of the grantor's tract for a distance of 16.03 feet to the place of beginning and containing 0.002 acres, subject however to all covenants, conditions, reservations or easements of record contained in any instrument of record to the above described tract of land.

10125 1101

EXHIBIT A

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Being part of that real estate conveyed to Karl F. Rill and Gail S. Rill by deed recorded in Deed Book 4303, Page 1249 of the Hamilton County Recorder's Office.

This description was prepared from a field survey performed by Woolpert LLP under my direction in March of 2003 with bearings based upon the State of Ohio State Plane Co-ordinate System. South Zone as evidenced by Hamilton County Geodetic Control Monuments 8425 and 8426.

WOOLPERT LLP

Paul W. Feie 11/24/04

Paul W. Feie
Ohio Registered Surveyor No. 6723



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