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DUSTY RHODES
COUNTY AUDITOR

GRANT OF EASEMENT

THAT **KARL F. RILL and GAIL S. RILL, husband and wife**, in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations to it paid by **THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO**, whose address is 603 County Administration Building, 138 East Court Street, Cincinnati, Ohio 45202, the receipt whereof is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said **BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO**, its successors and assigns forever a permanent sewer easement and three (3) temporary construction easements which are more particularly described in **EXHIBIT A** attached hereto and incorporated herein.

Being part of the property conveyed to the grantor as recorded in *Official Record 4828, page 1131* of the Hamilton County, Ohio Records.

AND THE SAID **KARL F. RILL and GAIL S. RILL, husband and wife**, for themselves and their heirs and assigns, do hereby **COVENANT** with the said **BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO**, that they are the true and lawful owners of said premises, and have full power to convey the same; and that the title so conveyed is **CLEAR, FREE AND UNINCUMBERED; AND FURTHER**, That they do **WARRANT AND WILL DEFEND** the same against all claim or claims, of all persons whomsoever.

IN WITNESS WHEREOF, The said **KARL F. RILL and GAIL S. RILL, husband and wife**, have hereunto set hands, this 7 day of March, 2000

Signed and acknowledged in presence of us:

Rebecca

Karl F. Rill
Karl F. Rill

Marcy Kiebler

Gail S. Rill
Gail S. Rill

Rebecca

Marcy Kiebler

00 MAR 29 AM 9:17
DUSTY RHODES
COUNTY AUDITOR
HAMILTON COUNTY OHIO
REC'D FOR TRANS

THE STATE OF OHIO, COUNTY OF HAMILTON, ss:

BE IT REMEMBERED, That on the 7 day of March, 2000, before me, the subscriber, a Notary Public in and for said County and State, personally came **KARL F. RILL**

REBECCA PREEK GROUPE
HAMILTON COUNTY RECORDER
FILED 03/29/2000 9:36:57 AM
REC'D 03/29/2000 9:36:57 AM
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and GAIL S. RILL, husband and wife, the grantors in the foregoing Deed, and acknowledged the signing thereof to be voluntary act, for the uses and purposes therein mentioned.

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


Notary Public

This instrument was prepared by John R. Meckstroth, Jr., Assistant Prosecuting Attorney of Hamilton County, Ohio.

BRENT R. DAPPER
Notary Public, State of Ohio
My Commission Expires June 5, 2000.

8231 930

THE METROPOLITAN SEWER DISTRICT
OF
GREATER CINCINNATI
DESCRIPTION OF EASEMENTS REQUIRED FOR
PROPOSED SANITARY SEWER NO. 3249

PERMANENT EASEMENT – Karl F. & Gail S. Rill

A Permanent Easement together with the Right-of-Entry and Re-Entry for the construction, perpetual maintenance, reconstruction, repair and operation of a sewer in and upon the following described lands:

Said Permanent Easement situated in Section 3, Town 4, Fractional Range 2, of the Miami Purchase in Columbia Township, Hamilton County, Ohio and being a part of Lot Number 12 & 13 of Henry DeBolt's Subdivision, as recorded in Plat Book 1, page 311 of the records of the Hamilton County Recorder's Office, and more particularly described as follows:

Beginning at the northwest corner of Lot Number 12 of said Subdivision; Thence Along the south right of way of Wooster Road, South 57 Degrees 45 Minutes East, a distance of 138.70 feet to a point, said point being the true place of beginning of the Permanent Easement of the parcel herein described; Thence South 57 Degrees 45 Minutes East, a distance of 20.06 feet continuing along the right of way of Wooster Road to a point; Thence South 27 Degrees 44 Minutes 32 Seconds West, a distance of 16.63 feet to a point; Thence South 22 Degrees 34 Minutes 25 Seconds West, a distance of 148.67 feet to a point which is in the right of way of the P.C.C. & St. L. Railroad; Thence along the right of way of said railroad, North 67 Degrees 36 Minutes West, a distance of 20.00 feet to a point; Thence North 22 Degrees 34 Minutes 25 Seconds East, a distance of 149.63 feet to a point; Thence North 27 Degrees 44 Minutes 32 Seconds East, a distance of 19.11 feet to the place of beginning of this Permanent Easement containing 3,340 square feet more or less or 0.08 acres more or less.

Basis of bearings is deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.

Being part of the premises conveyed to the grantor by deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.

The above Permanent Easement is subject to the following restrictions:

No structure of any kind which can interfere with access to said public sewer shall be placed in or upon the permanent sewer easement, excepting items such as recreational surfaces, paved areas for parking lots, driveways, or other surfaces used for ingress or egress, plants, trees, shrubbery, fences, landscaping or other similar items, being natural or artificial.

Any of the aforesaid surfaces, paved areas, plants, trees, shrubbery, fences, landscaping or other similar items which may be placed upon such said Permanent Easement shall be so placed at the sole expense of the property owner, and the grantees or assigns of any Permanent Easement henceforth shall not be responsible to any present owners of the property, nor to their heirs, executors, administrators or assigns, for the condition, damage to, or replacement of any such aforesaid items, or any other items placed upon the easement, resulting from the existence or use of said permanent sewer easement by the grantees or assigns.

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with approval not being unreasonably withheld.

TEMPORARY EASEMENT #1 – Karl F. & Gail S. Rill

A Temporary Easement together with the Right-of-Entry and Re-Entry for the construction, perpetual maintenance, reconstruction, repair and operation of a sewer in and upon the following described lands:

Said Temporary Easement situated in Section 3, Town 4, Fractional Range 2, of the Miami Purchase in Columbia Township, Hamilton County, Ohio and being a part of Lot Number 12 & 13 of Henry DeBolt's Subdivision, as recorded in Plat Book 1, page 311 of the records of the Hamilton County Recorder's Office, and more particularly described as follows:

Beginning at the northwest corner of Lot Number 12 of said Subdivision; Thence Along the south right of way of Wooster Road, South 57 Degrees 45 Minutes East, a distance of 158.77 feet to a point, said point being the true place of beginning of the Temporary Easement of the parcel herein described; Thence South 57 Degrees 45 Minutes East, a distance of 15.05 feet continuing along the right of way of Wooster Road to a point; Thence South 27 Degrees 44 Minutes 32 Seconds West, a distance of 14.77 feet to a point; Thence South 22 Degrees 34 Minutes 25 Seconds West, a distance of 147.95 feet to a point which is in the right of way of the P.C.C. & St. L. Railroad; Thence along the right of way of said railroad, North 67 Degrees 36 Minutes West, a distance of 15.00 feet to a point; Thence North 22 Degrees 34 Minutes 25 Seconds East, a distance of 148.67 feet to a point; Thence North 27 Degrees 44 Minutes 32 Seconds East, a distance of 16.63 feet to the place of beginning of this Temporary Easement containing 2,460.10 square feet more or less or 0.06 acres more or less.

Basis of bearings is deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.

Being part of the premises conveyed to the grantor by deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.

TEMPORARY EASEMENT #2 – Karl F. & Gail S. Rill

A Temporary Easement together with the Right-of-Entry and Re-Entry for the construction, perpetual maintenance, reconstruction, repair and operation of a sewer in and upon the following described lands:

Said Temporary Easement situated in Section 3, Town 4, Fractional Range 2, of the Miami Purchase in Columbia Township, Hamilton County, Ohio and being a part of Lot Number 12 & 13 of Henry DeBolt's Subdivision, as recorded in Plat Book 1, page 311 of the records of the Hamilton County Recorder's Office, and more particularly described as follows:

Beginning at the northwest corner of Lot Number 12 of said Subdivision; Thence Along the south right of way of Wooster Road, South 57 Degrees 45 Minutes East, a distance of 123.66 feet to a point, said point being the true place of beginning of the Temporary Easement of the parcel herein described; Thence South 57 Degrees 45 Minutes East, a distance of 15.05 feet continuing along the right of way of Wooster Road to a point; Thence South 27 Degrees 44 Minutes 32 Seconds West, a distance of 19.11 feet to a point; Thence South 22 Degrees 34 Minutes 25 Seconds West, a distance of 100.97 feet to a point; Thence, North 67 Degrees 25 Minutes 35 Seconds West, a distance of 15.00 feet to a point; Thence North 22 Degrees 34 Minutes 25 Seconds East, a distance of 101.65 feet to a point; Thence North 27 Degrees 44 Minutes 32 Seconds East, a distance of 20.97 feet to the place of beginning of this Temporary Easement containing 1,820.27 square feet more or less or 0.04 acres more or less.

Basis of bearings is deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.

Being part of the premises conveyed to the grantor by deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.

APPROPRIATION EXHIBIT FOR RILL
SITUATED IN SECTION 3, TOWN 4, FRACTIONAL RANGE 2
COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO

I ATTEST THAT THIS IS AN
ACCURATE REPRESENTATION
OF INFORMATION PROVIDED BY
PDR FOR SANITARY SEWER
NO. 3249 AS SHOWN ON ACC.
DRAWING NO. 56106

Exhibit A

SCALE: 1" = 50'

PROPOSED SANITARY SEWER NO. 3249

DATE: 11-21-99

IRON PIN (PLACE OF BEGINNING)
NORTHEAST CORNER LOT 11
HENRY DEBOLT'S SUBDIVISION

8231 935

TEMPORARY EASEMENT #3 – Karl F. & Gail S. Rill

A Temporary Easement together with the Right-of-Entry and Re-Entry for the construction, perpetual maintenance, reconstruction, repair and operation of a sewer in and upon the following described lands:

Said Temporary Easement situated in Section 3, Town 4, Fractional Range 2, of the Miami Purchase in Columbia Township, Hamilton County, Ohio and being a part of Lot Number 12 & 13 of Henry DeBolt's Subdivision, as recorded in Plat Book 1, page 311 of the records of the Hamilton County Recorder's Office, and more particularly described as follows:

Beginning at the northwest corner of Lot Number 12 of said Subdivision; Thence South 31 Degrees 47 Minutes West, a distance of 191.00 feet to a point in the northerly right of way of the P.C.C. & St. L. Railroad, Thence along said right of way, South 66 Degrees 07 Minutes 06 Seconds East, a distance of 147.35 feet to a point, Thence continuing with said right of way, South 67 Degrees 36 Minutes 00 Seconds East, a distance of 3.27 feet to a point, said point being the true place of beginning of the Temporary Easement of the parcel herein described; Thence leaving said right of way, North 22 Degrees 34 Minutes 25 Seconds East, a distance of 17.42 feet to a point; Thence South 67 Degrees 25 Minutes 35 Seconds East, a distance of 15.00 feet to a point; Thence South 22 Degrees 34 Minutes 25 Seconds West, a distance of 17.37 feet to a point in the northerly right of way of the P.C.C. & St. L. Railroad; Thence, North 67 Degrees 36 Minutes 00 Seconds West, a distance of 15.00 feet to the place of beginning of this Temporary Easement containing 260.92 square feet more or less or 0.01 acres more or less.

Basis of bearings is deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.

Being part of the premises conveyed to the grantor by deed recorded in deed book 4828, page 1131 of the Hamilton County Recorder's Office.