
TEMPORARY EASEMENT FOR UTILITY PURPOSES

Know All Men By These Presents: That Lettie Ann Frease, an unmarried woman of legal age, whose tax mailing address is 538 West Main Street, Napoleon, Ohio, 43545, the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the **City of Napoleon, Ohio**, a municipal corporation, the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY and RELEASE** to the Grantee, its successors and assigns, a Temporary Easement with the right to enter and use the below described land to enable the erection, construction, and installation of pavement, curbing, sidewalks, water main system, storm sewer system and sanitary sewer systems and all appurtenances thereto in, over, through, and across the adjacent property(s). The following described real estate that is the subject of this temporary easement is situated in the City of Napoleon, County of Henry and State of Ohio, to wit:

The Southerly ten (10) feet of the Grantor's parcel recorded in Deed/Official Records **Volume 229, Page 178** and being all that part of Outlot Number Seven (7) of Phillip's and Stafford's Addition of Outlots, City of Napoleon, Napoleon Township, Henry County, Ohio, more particularly described as follows:

Commencing at a point being the intersection of the North right-of-way line of West Main Street and the East right-of-way line of Haley Avenue; thence South 89°56'30" East along said North right-of-way line of West Main Street a distance of three hundred, sixty-five and seventy-four hundredths (365.74) feet to an iron pin and the **POINT OF BEGINNING**; thence continuing South 89°56'30" East along said North right-of-way line of West Main Street a distance of forty-four and zero hundredths (44.00) feet to a point; thence North 0°03'30" East and perpendicular to said North right-of-way line of West Main Street a distance of ten and zero hundredths (10.00) feet to a point; thence North 89°56'30" West and parallel to said North right-of-way line of West Main Street a distance of forty-four and zero hundredths (44.00) feet to a point; thence South 0°03'30" West and perpendicular to said North right-of-way line of West Main Street a distance of ten and zero hundredths (10.00) feet to the **POINT OF BEGINNING** and containing 440.00 square feet (0.010 acres) of land, more or less.

(All bearings stated above are assumed for the purpose of this description.)

The consideration recited herein shall constitute full and final payment for said easement but not for uninsured damages sustained and/or claimed by the Grantor, her heirs, executors, administrators, successors, and assigns, including but not limited to all damages to the remainder of the Grantor's real estate, that arise from or by reason of the erection, construction, installation, laying, use, operation, inspection, repair, maintenance, replacement and/or removal of said pavement, curbing, sidewalks, water system, storm sewer system, sanitary sewer system and all appurtenances thereto, including but not limited to those known or unknown, those legal, equitable or otherwise and those direct, incidental or consequential. Nevertheless, the Grantee shall restore the Grantor's yards, lawns, crops, fences, tiling and sidewalks to as good condition as when entered upon by the Grantee or its agents, employees or contractors or at the Grantee's option, to pay the reasonable, direct, and known damages caused thereto.

This Easement together with all agreements, covenants, and other provisions recited herein, shall constitute a covenant running with the land for the benefit and use of the Grantee, its successors and assigns for a period of time which shall commence the date of the execution of this Temporary Easement and shall be in effect through the contract warranty period for the 1999 Street Reconstruction Project and then terminate. **Regardless, this easement shall terminate no later than January 1, 2002.**

The Grantor hereby covenants that she is the true and lawful Owner of the above described real estate and has full power and authority to convey the same and that the same is free and clear from all liens and encumbrances whatsoever, except the following:

IN WITNESS WHEREOF: Lettie Ann Frease, the Grantor, has executed this Temporary Easement for Utility Purposes this 29th day of March, 1999

Signed and acknowledged in the presence of:

Beverly Dunkelmaier

Lettie Ann Frease
Lettie Ann Frease

Patricia Meeks

STATE OF Ohio
COUNTY OF Henry

ss:

Before me a Notary Public in and for said County, personally appeared the above named Lettie Ann Frease, the Grantor, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 29 day of March, 1999.

(seal)



PAUL F. SCHNEIDER
Notary Public - State of Ohio
My Commission Expires 9-30-2002

Paul F. Schneider
Notary Public

Accepted by:

Roger L. Noblit, Jr.
Dr. Jon A. Bisher, City Manager
Roger L. Noblit, Jr., Acting City Manager

Date 4/6/99

This Instrument Prepared and Approved By:
David M. Grahn
City of Napoleon Law Director
255 West Riverview Avenue
Napoleon, Ohio 43545
(419) 592-3503

9900002268
Filed for Record in
HENRY COUNTY OHIO
ARLENE A WALLACE
On 04-07-1999 At 12:45:30 pm.
EASEMENT 14.00
DR Volume 48 Page 706 - 707

9900002268
CITY OF NAPOLEON
PICK UP

Easement Description Provided and Verified By:
Adam C. Hoff, P.E. - City Engineer

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