
TEMPORARY EASEMENT FOR UTILITY PURPOSES

Know All Men By These Presents: That William H. Hagen, a married man of legal age, whose tax mailing address is 43 Oak Drive, 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 system, storm sewer system, and sanitary sewer system, 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:

Part of the Grantor's parcel recorded in Deed/Official Records **Volume 189, Page 133** and being part of the North part of the East half of Outlot Number Eleven (11) in Phillip's and Stafford's Addition, City of Napoleon, Napoleon Township, Henry County, Ohio, and being more particularly described as follows:

Commencing at an iron pin being the intersection of the South right-of-way line of West Main Street and the East right-of-way line of Vine Street; thence South 89°56'30" East along said South right-of-way line of West Main Street a distance of three hundred, seventeen and four hundredths (317.04) feet to an iron pin; thence South 0°03'30" West and perpendicular to said South right-of-way line of West Main Street a distance of five and zero hundredths (5.00) feet to the **POINT OF BEGINNING**; thence continuing South 0°03'30" West and perpendicular to said South right-of-way line of West Main Street a distance of five and zero hundredths (5.00) feet to a point; thence South 89°56'30" East and parallel to said South right-of-way line of West Main Street a distance of thirty-seven and sixty-six hundredths (37.66) feet to a point; thence North 0°03'30" East and perpendicular to said South right-of-way line of West Main Street a distance of five and zero hundredths (5.00) feet to a point; thence North 89°56'30" West and parallel to said South right-of-way line of West Main Street a distance of thirty-seven and sixty-six hundredths (37.66) feet to the **POINT OF BEGINNING** and containing 188.30 square feet (0.004 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 and all damages sustained and/or claimed by the Grantor, his 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 he 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: William H. Hagen, the Grantor, has executed this Temporary Easement for Utility Purposes this 8 day of March, 1999.

Signed and acknowledged in the presence of:

Susan Johnson
Justin Ferrell

William H. Hagen
William H. Hagen

STATE OF Florida
COUNTY OF Monroe.

ss:

Before me a Notary Public in and for said County, personally appeared the above named William H. Hagen, the Grantor, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 8 day of March, 1999.

(seal)



Maria E. Gonzalez
Notary Public

IN WITNESS WHEREOF: Clara Hagen, the spouse of the Grantor, William H. Hagen, does hereby release all rights of dower for this Temporary Easement for Utility Purpose this 8 day of March, 1999.

Signed and acknowledged in the presence of:

Susan Johnson
Justin Ferrell

Clara Hagen
Clara Hagen

STATE OF Florida
COUNTY OF Monroe.

ss:

Before me a Notary Public in and for said County, personally appeared the above named Clara Hagen, the spouse of the Grantor, William H. Hagen, 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 8 day of March, 1999

(seal)



Maria E. Gonzalez
Notary Public

Accepted by:

Roger L. Noblit, Jr.

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

4/6/99
Date

**This Instrument Prepared
and Approved By:**

David M. Grahn
City of Napoleon Law Director
255 West Riverview Avenue
Napoleon, Ohio 43545
(419) 592-3503

**Easement Description Provided
and Verified By:**

Adam C. Hoff, P.E. - City Engineer

Z:\achletters\EASEMENTHagen1

c ✓
x 9900002262
Filed for Record in
HENRY COUNTY OHIO
ARLENE A WALLACE
On 04-07-1999 At 12:42:49 pm.
EASEMENT 18.00
OR Volume 48 Page 692 - 694

9900002262
CITY OF NAPOLEON
PICK UP