

1.
p 1 of 5

Ord. 123-21
Exh. A

Storm Sewer and Drainage Easement

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO THOUSAND EIGHT HUNDRED SEVENTY EIGHT and 07/100 Dollars (\$2,878.07) and other good and valuable consideration recited herein given to RAYMOND A. TOMAZIC and SANDRA S. TOMAZIC (Husband and Wife) hereinafter "Grantor(s)" by the CITY OF MEDINA, Ohio, hereinafter "Grantee", the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns, a drainage and storm sewer easement for the purpose of erecting, constructing, installing and thereafter using, operating, inspecting, maintaining, repairing, replacing and removing STORM SEWER AND APPURTENANCES under, across, and through certain land of the Grantor(s) situated in the City of Medina, County of Medina and State of Ohio and more particularly described as follows:

Situated in the City of Medina, County of Medina and State of Ohio, known as being part of Medina City Lot 2796, as recorded in Plat Volume 13, Page 4 of Medina County Recorder's Records, also being a part of land conveyed to Raymond A. Tomazic and Sandra S. Tomazic by deed recorded on August 12, 1999 in Document Number 1999OR028230 of Medina County Recorder's Record further bounded and described as follows:

Commencing at a 5/8-inch iron pin found without cap at the Southwest corner of said Medina City Lot No. 2796, the same being a point in the Northern line of Lindenwood Lane having a 60 foot wide right of way and the TRUE PLACE OF BEGINNING of the drainage easement herein described;

Thence along the Northern line of said Medina City Lot No. 2796, bearing North 45°12'31" East, a distance of 80.00 feet to a point thereon;

Thence, bearing South 44°47'29" East, a distance of 12.02 feet to an angle point;

Thence, bearing South 10°31'57" West, a distance of 49.22 feet to a point in the Northern line of said Lindenwood Lane;

Thence along the Northern line of said Lindenwood Lane along the arc of a curve to the left with a radius of 1181.4 feet, a tangent length of 28.13 feet, a delta of 02°43'42", the chord which bears North 89°25'52" West, for a distance of 56.25 feet, along said arc for a distance of 56.26 feet to the Southwest corner of said Medina City Lot No. 2796 and the TRUE PLACE OF BEGINNING, containing 0.0421 acres (1,832 square feet) of land, more or less but subject to all legal highways and all covenants of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.S. No. S-7802 by Rolling & Hocevar, Inc. in October 2020.

together with the right of reasonable ingress and egress over the immediately adjacent lands of the Grantor(s) for the purpose and use of said easement. The Grantee covenants and agrees that it will not use said easement for public right-of-way purposes.

#1
p. 2 of 5

As additional consideration for this easement and right-of-way, the Grantee covenants and agrees as follows:

1. Grantee shall repair any and all damage arising from the installation or subsequent repair, maintenance or reconstruction of a STORM SEWER AND APPURTENANCES.
2. Grantee shall replace any driveway, lawn, shrubbery, or other improvement which may be damaged as a result of construction.
3. Within a reasonable time after completion of construction, and in no event later than forty-five (45) days, Grantee will return the ground to its original condition.
4. Grantee will secure and protect all permanent structures within the construction zone.
5. Grantee will pay for all costs of surveying, recording of documents, filing and transfer fees, escrow costs and title expenses, if any.

Grantor(s) covenant and agrees as follows:

1. Grantor will not install, erect or maintain any structure, fixture or device upon the easement which could in any way interfere with Grantee's use of the easement and right-of-way; however, Grantor retains the right to use the surface of the easement area provided said use does not interfere with the uses granted to Grantee.
2. Authorize the City of Medina, its Engineer, and all other officials, assistants, employees, agents and contractors thereof to enter upon the property designated as 811 Lindenwood Lane; Permanent Parcel No. 028-19B-11-027, part of Medina City Lot 2796 with the necessary equipment to remove any obstructions as necessary to allow for the proposed storm sewer headwall installation including tree stumps, brush, vegetation, and landscaping; to install the proposed headwall, appurtenances and rock channel protection; to complete grading as necessary; to restore the affected areas with topsoil, seed, fertilizer, and mulch in accordance with the plans and/or specifications as prepared by the City of Medina or its agents during the period of time commencing with the breaking of ground for the above described proposed work and terminating when the work has been completed and/or accepted by the City; and
3. Release the City of Medina, its Engineer, and all other officials, assistants, employees, agents and contractors thereof, from claims of damage, of compensation by reason of the above described work as called for by the said plans and/or specifications provided that the property designated as 811 Lindenwood Lane; Permanent Parcel No. 028-19B-11-027, part of Medina City Lot 2796 is restored to the condition before construction or as close as reasonably possible in conformance with the plans and/or specifications and/or proposed work described above.

All the terms and conditions of this Easement and Right-of-way shall be binding upon and inure to the benefit of the Grantor(s), the Grantee, their heirs, executors, administrator, successors and assigns.

The grant of this Easement and Right-of-way shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

#1
p. 3 of 5

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18 day of DECEMBER, 2020.

Grantor:
Raymond A. Tomazic

Signature: [Handwritten Signature]
Print Name: RAYMOND TOMAZIC

State of Ohio)
County of Medina) SS:

Before me, a Notary Public, in and for said County and State, personally appeared the Grantor, Raymond A. Tomazic, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have set my hand and official seal at Medina, Ohio, this 18th day of December, 2020.



Notary Signature: [Handwritten Signature]
Notary Public, State of Ohio DERRICK J. COPE
My Commission Expires October 7, 2025
COMMISSION: 2015-RE-347377

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18 day of DECEMBER, 2020.

Grantor:
Sandra S. Tomazic

Signature: [Handwritten Signature]
Print Name: SANDRA S. TOMAZIC

State of Ohio)
County of Medina) SS:

Before me, a Notary Public, in and for said County and State, personally appeared the Grantor, Sandra S. Tomazic, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have set my hand and official seal at Medina, Ohio, this 18th day of December, 2020.



Notary Signature: [Handwritten Signature]
Notary Public, State of Ohio DERRICK J. COPE
My Commission Expires October 7, 2025
COMMISSION: 2015-RE-347377

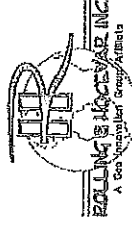
This instrument was prepared by:
Gregory Huber, Law Director, City of Medina, Ohio
132 N. Elmwood Avenue
Medina, OH 44256

SKETCH OF EASEMENT CREATING A DRAINAGE EASEMENT

SITUATED IN THE CITY OF MEDINA, COUNTY OF
MEDINA AND STATE OF OHIO, ALSO KNOWN AS BEING
PART OF MEDINA CITY LOT 2796.

- L-1 Course: N45° 12' 31"E
Length: 80.00'
- L-2 Course: S44° 47' 29"E
Length: 12.02'
- L-3 Course: S10° 31' 57"W
Length: 49.22'
- C-1 Arc: 56.26'
Radius: 1181.40'
Delta: 002° 43' 42"
Tangent: 28.13'
Chord: 56.25'
Brg: N89° 25' 52"W

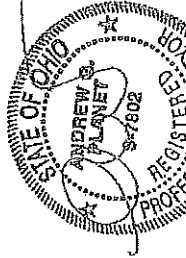
OCTOBER 2020



CIVIL ENGINEERING & SURVEYING
257 SOUTH COURT STREET
SUITE 5
MEDINA, OHIO 44256
PHONE: (330)723-1828
FAX: (330)723-6637

PROJECT No. 31-979

LEGEND
- PROPOSED DRAINAGE EASEMENT



10-22-2020

PPN 028-19B-11-027
MCL 2796
FOREST MEADOWS SUBD. NO. 6
PLAT VOL 13, PAGE 4
RAYMOND A. & SANDRA S. TOMAZIC
DOC. NO. 1999OR028230
08-12-1999

MCL 4497

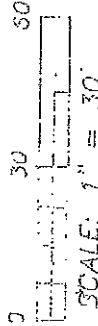
PPN 028-19B-11-028
MCL 4496
PLAT VOL 19, PAGE 247
ROBERT A. BLOMQUIST &
KATHERINE J. BAILLIS
DOC. NO. 2003OR045480
08-26-2003

MCL 2709

MCL 2710

I.P.O.B.

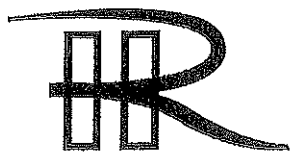
LINDENWOOD LANE 60' R/W



NOTE: BEARINGS ARE BASED ON
AN ASSUMED MERIDIAN AND ARE
USED TO DENOTE ANGLES ONLY.

#1
P. 4075

#1
p. 5 of 5



ROLLING & HOCEVAR
A Geo Innovation Group Affiliate

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257 S. Court St. • Suite 6
Medina, Ohio 44256
Phone: 330-723-1828 • 800-723-1870
Fax: 330-723-6637
E-mail: info@rh-inc.com

Legal Description for Drainage Easement No. 1
Project No. 31,979
October 22, 2020

Situated in the City of Medina, County of Medina and State of Ohio, known as being part of Medina City Lot No. 2796, as recorded in Plat Volume 13, Page 4 of Medina County Recorder's Records, also being a part of land conveyed to Raymond A. Tomazic and Sandra S. Tomazic by deed recorded on August 12, 1999 in Document Number 1999OR028230 of Medina County Recorder's Records further bounded and described as follows:

Commencing at a 5/8-inch iron pin found without cap at the Southwest corner of said Medina City Lot No. 2796, the same being a point in the Northern line of Lindenwood Lane having a 60-foot wide right of way and the **TRUE PLACE OF BEGINNING** of the drainage easement herein described;

Thence along the Northern line of said Medina City Lot No. 2796, bearing North 45°12'31" East, a distance of 80.00 feet to a point thereon;

Thence, bearing South 44°47'29" East, a distance of 12.02 feet to an angle point;

Thence, bearing South 10°31'57" West, a distance of 49.22 feet to a point in the Northern line of said Lindenwood Lane;

Thence along the Northern line of said Lindenwood Lane along the arc of a curve to the left with a radius of 1181.4 feet, a tangent length of 28.13 feet, a delta of 02° 43' 42", the chord which bears North 89°25'52" West, for a distance of 56.25 feet, along said arc for a distance of 56.26 feet to the Southwest corner of said Medina City Lot No. 2796 and the **TRUE PLACE OF BEGINNING**, containing 0.0421 acres (1,832 square feet) of land, more or less but subject to all legal highways and all covenants of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.S. No. S-7802 by Rolling & Hocevar, Inc. in October 2020.

2.
p. 1 of 5

ORD. 123-21
Exh. B

Storm Sewer and Drainage Easement

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO THOUSAND TWO HUNDRED TEN and 40/100 Dollars (\$2,210.40) and other good and valuable consideration recited herein given to ROBERT A. BLOMQUIST and KATHERINE J. BAILLIS hereinafter "Grantor(s)" by the CITY OF MEDINA, Ohio, hereinafter "Grantee", the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns, a drainage and storm sewer easement for the purpose of erecting, constructing, installing and thereafter using, operating, inspecting, maintaining, repairing, replacing and removing STORM SEWER AND APPURTENANCES under, across, and through certain land of the Grantor(s) situated in the City of Medina, County of Medina and State of Ohio and more particularly described as follows:

Situated in the City of Medina, County of Medina and State of Ohio, known as being part of Medina City Lot No. 4496, as recorded in Plat Volume 19, Page 247 of Medina County Recorder's Records, also being a part of land conveyed to Robert A. Blomquist and Katherine J. Baillis by deed recorded on August 26, 2003 in Document No. 2003OR045480 of Medina County Recorder's further bounded and described as follows:

Commencing at a 5/8-inch iron pin found without cap at the Southwest corner of said Medina City No. 4496, the same being a point in the Northern line of Lindenwood Lane having a 60-foot wide right of way and the TRUE PLACE OF BEGINNING of the drainage easement herein described;

Thence along the Wester line of said Medina City Lot No. 4496, bearing North 00°47'43" West, a distance of 27.80 feet to a point thereon;

Thence, bearing North 45°12'31" East, a distance of 60.69 feet to an angle point;

Thence, bearing South 44°47'29" East, a distance of 20.00 feet to a point in the Southern line of said Medina City Lot No. 4496;

Thence along the Southern line of said Medina City Lot No. 4496, bearing South 45°12'31" West, a distance of 80.00 feet to the Southwest corner of said Medina City Lot No. 4496 and the TRUE PLACE OF BEGINNING, containing 0.0323 acres (1,407 square feet) of land, more or less but subject to all legal highways and all covenants of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.S. No. S-7802 by Rolling & Hocevar, Inc. in October, 2020.

together with the right of reasonable ingress and egress over the immediately adjacent lands of the Grantor(s) for the purpose and use of said easement. The Grantee covenants and agrees that it will not use said easement for public right-of-way purposes.

#2
p. 2 of 5

As additional consideration for this easement and right-of-way, the Grantee covenants and agrees as follows:

1. Grantee shall repair any and all damage arising from the installation or subsequent repair, maintenance or reconstruction of a STORM SEWER AND APPURTENANCES.
2. Grantee shall replace any driveway, lawn, shrubbery, or other improvement which may be damaged as a result of construction.
3. Within a reasonable time after completion of construction, and in no event later than forty-five (45) days, Grantee will return the ground to its original condition.
4. Grantee will secure and protect all permanent structures within the construction zone.
5. Grantee will pay for all costs of surveying, recording of documents, filing and transfer fees, escrow costs and title expenses, if any.

Grantor(s) covenant and agrees as follows:

1. Grantor will not install, erect or maintain any structure, fixture or device upon the easement which could in any way interfere with Grantee's use of the easement and right-of-way; however, Grantor retains the right to use the surface of the easement area provided said use does not interfere with the uses granted to Grantee.
2. Authorize the City of Medina, its Engineer, and all other officials, assistants, employees, agents and contractors thereof to enter upon the property designated as 850 Shorewood Drive; Permanent Parcel No. 028-19B-11-028, part of Medina City Lot 4496 with the necessary equipment to remove any obstructions as necessary to allow for the proposed storm sewer headwall installation including tree stumps, brush, vegetation, and landscaping; to install the proposed headwall, appurtenances and rock channel protection; to complete grading as necessary; to restore the affected areas with topsoil, seed, fertilizer, and mulch in accordance with the plans and/or specifications as prepared by the City of Medina or its agents during the period of time commencing with the breaking of ground for the above described proposed work and terminating when the work has been completed and/or accepted by the City; and
3. Release the City of Medina, its Engineer, and all other officials, assistants, employees, agents and contractors thereof, from claims of damage, of compensation by reason of the above described work as called for by the said plans and/or specifications provided that the property designated as 850 Shorewood Drive; Permanent Parcel No. 028-19B-11-028, part of Medina City Lot 4496 is restored to the condition before construction or as close as reasonably possible in conformance with the plans and/or specifications and/or proposed work described above.

All the terms and conditions of this Easement and Right-of-way shall be binding upon and inure to the benefit of the Grantor(s), the Grantee, their heirs, executors, administrator, successors and assigns.

The grant of this Easement and Right-of-way shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of JUNE, 2021.

Grantor:
Robert A. Blomquist

Signature: [Handwritten Signature]
Print Name: Robert Blomquist

State of Ohio)
County of Medina) SS:

Before me, a Notary Public, in and for said County and State, personally appeared the Grantor, Robert A. Blomquist, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have set my hand and official seal at Medina, Ohio, this 18th day of JUNE, 2021.

Notary Signature: [Handwritten Signature]
Print Name: SERAFINO S. PICCOLI
My Commission Expires: OCTOBER 26, 2024
Notary Seal:

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of JUNE, 2021.

Grantor:
Katherine J. Baillis

Signature: [Handwritten Signature]
Print Name: Katherine Blomquist

State of Ohio)
County of Medina) SS:

Before me, a Notary Public, in and for said County and State, personally appeared the Grantor, Katherine J. Baillis, who acknowledged that he/she/they did sign the foregoing instrument and that the same is his/her/their free act and deed.

In testimony whereof, I have set my hand and official seal at Medina, Ohio, this 18th day of JUNE, 2021.

Notary Signature: [Handwritten Signature]
Print Name: SERAFINO S. PICCOLI
My Commission Expires: OCTOBER 26, 2024
Notary Seal:

This instrument was prepared by:
Gregory Huber, Law Director, City of Medina, Ohio
132 N. Elmwood Avenue
Medina, OHed 44256

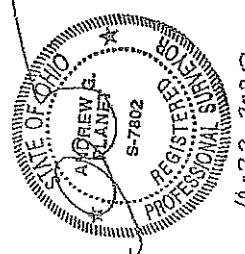
#2
P. 4025

SKETCH OF EASEMENT CREATING A DRAINAGE EASEMENT

SITUATED IN THE CITY OF MEDINA, COUNTY OF
MEDINA AND STATE OF OHIO, ALSO KNOWN AS BEING
PART OF MEDINA CITY LOT 4496.

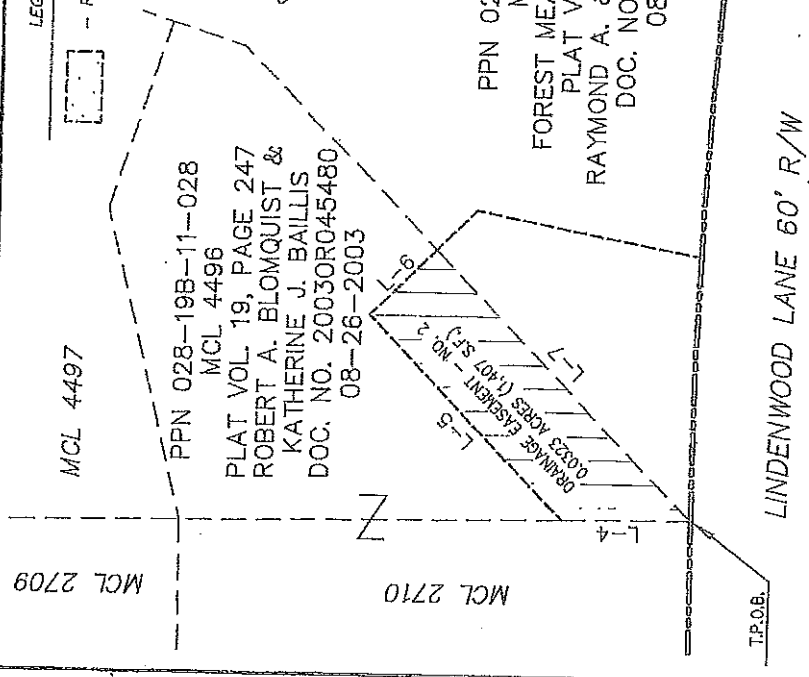
- L-4 Course: N00° 47' 43"W Length: 27.80'
- L-5 Course: N45° 12' 31"E Length: 60.69'
- L-6 Course: S44° 47' 29"E Length: 20.00'
- L-7 Course: S45° 12' 31"W Length: 80.00'

LEGEND
- PROPOSED DRAINAGE EASEMENT

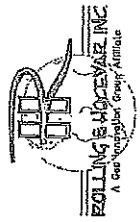


10-22-2020

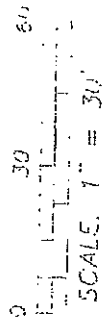
PPN 028-19B-11-027
MCL 2796
FOREST MEADOWS SUBD. NO. 6
PLAT VOL. 13, PAGE 4
RAYMOND A. & SANDRA S. TOMAZIC
DOC. NO. 1999OR028230
08-12-1999



OCTOBER 2020

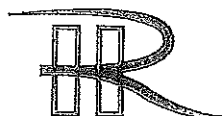


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257 SOUTH COURT STREET
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PHONE: (330)723-1828
FAX: (330)723-6637
PROJECT No. 31.979



NOTE: BEARINGS ARE BASED ON
AN ASSUMED MERIDIAN AND ARE
USED TO DENOTE ANGLES ONLY.

#12
p. 5 of 5



ROLLING & HOCEVAR
A Geo Innovation Group Affiliate

Engineering and Surveying
257 S. Court St. • Suite 6
Medina, Ohio 44256
Phone: 330-723-1828 • 800-723-1870
Fax: 330-723-6637
E-mail: info@rh-inc.com

Legal Description for Drainage Basement No. 2
Project No. 31,979
October 22, 2020

Situated in the City of Medina, County of Medina and State of Ohio, known as being part of Medina City Lot No. 4496, as recorded in Plat Volume 19, Page 247 of Medina County Recorder's Records, also being a part of land conveyed to Robert A. Blomquist and Katherine J. Baillis by deed recorded on August 26, 2003 in Document Number 2003OR045480 of Medina County Recorder's Records further bounded and described as follows:

Commencing at a 5/8-inch iron pin found without cap at the Southwest corner of said Medina City Lot No. 4496, the same being a point in the Northern line of Lindenwood Lane having a 60-foot wide right of way and the **TRUE PLACE OF BEGINNING** of the drainage easement herein described;

Thence along the Western line of said Medina City Lot No. 4496, bearing North 00° 47' 43" West, a distance of 27.80 feet to a point thereon;

Thence, bearing North 45°12'31" East, a distance of 60.69 feet to an angle point;

Thence, bearing South 44°47'29" East, a distance of 20.00 feet to a point in the Southern line of said Medina City Lot No. 4496;

Thence along the Southern line of said Medina City Lot No. 4496, bearing South 45°12'31" West, a distance of 80.00 feet to the Southwest corner of said Medina City Lot No. 4496 and the **TRUE PLACE OF BEGINNING**, containing 0.0323 acres (1,407 square feet) of land, more or less but subject to all legal highways and all covenants of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.S. No. S-7802 by Rolling & Hocevar, Inc. in October 2020.