

This easement has been examined and the Grantor has
complied with Section 319.202 of the Revised Code.

FEE \$ 0.00 #

EXEMPT # FEE EXEMPT

PARCEL(S): 1

J. Craig Snodgrass, CPA, CGFM, County Auditor

Jun 23, 2022 08:24 AM By: ECV

Type: OFFICIAL RECORDS
Kind: EASEMENT/RIGHT OF WAY
Recorded: 6/23/2022 9:30:54 AM
Fee Amt: \$66.00 Page 1 of 6
Lorain County, Ohio
Mike Doran County Recorder

File# 2022-0880551

COPY

EASEMENT AND MAINTENANCE AGREEMENT

Legacy Pointe Condominium Association No. 4, Inc., an Ohio non-profit corporation (“Grantor”), for Ten Dollars (\$10.00) and other good and valuable consideration, grants to Legacy Pointe Recreational Association, Inc., an Ohio non-profit corporation, (“Grantee”), a non-exclusive easement for the benefit of the Grantee, its invitees, licensees and successors and assigns for ingress and egress over and through the Grantor’s property described in Exhibit A and depicted in Exhibit B for the purpose of maintaining, repairing, and replacing the bridge crossing the Heider Creek. This easement shall run with the land.

For and in consideration of the easement granted herein, Legacy Pointe Recreational Association, Inc., an Ohio non-profit corporation, hereby agrees to maintain, repair, and replace the bridge crossing Heider Creek at its cost as it deems necessary.

The parties hereto have signed this Easement and Maintenance Agreement by and through their authorized representatives or officers this 14 day of JUNE, 2022.

**LEGACY POINTE CONDOMINIUM
ASSOCIATION NO. 4, INC.**

By: Susan Pagrabs President
Susan Pagrabs, Its President

**LEGACY POINTE RECREATIONAL
ASSOCIATION, INC.**

By: H.R. Kopf
H.R. Kopf, Its President

STATE OF OHIO)
) SS:
COUNTY OF LORAIN)

Before me, a Notary Public, in and for said County and State, personally appeared the above-named Susan Pagrabs, of Legacy Pointe Condominium Association No. 4, Inc., an Ohio non-profit corporation, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed as such officer. This is an acknowledgement clause. No oath or affirmation was administered to the signer.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 14th day of June, 2022.

Jaclyn Graham
Notary Public



JACLYN GRAHAM
Notary Public, State of Ohio
My Commission Expires:
April 25, 2027

STATE OF OHIO)
) SS:
COUNTY OF LORAIN)

Before me, a Notary Public, in and for said County and State, personally appeared the above-named H.R. Kopf, its President who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed as such officer. This is an acknowledgement clause. No oath or affirmation was administered to the signer.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 14th day of June, 2022.

Jaclyn Graham
Notary Public



JACLYN GRAHAM
Notary Public, State of Ohio
My Commission Expires:
April 25, 2027

This instrument prepared by:
Jay C. Marcie, Esq.
Marcie & Associates LPA
1001 Jaycox Road, Suite 1
Avon, Ohio 44011
(440) 937-6600

Fidelity National Title
5340 Meadow Lane Ct.
Sheffield Village, OH 44035

ALCOM

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

Stuart W. Sayler, *P.E., P.S., Pres.*

James T. Sayler, *P.E., P.S., Vice Pres.*

Linda S. Rerko, *Sec. & Treas.*

4214 Rocky River Drive

Cleveland, Ohio 44135

TELEPHONE: 216-251-3033

EMAIL: reitz@reitzeng.com

May 11th, 2022

Description of Vintage Point Access Easement

Situated in the City of Avon Lake, County of Lorain and State of Ohio, and known as being part of Original Avon Township Section No. 20 and bounded and described as follows:

Beginning on the centerline of Walker Road, 86 feet wide, at the Northwesterly corner of said Original Section No. 20;

Thence S. 89degrees 38' 47" E., along the centerline of Walker Road, a distance of 50.00 feet;

Thence S. 00degrees 33' 55" W., a distance of 43.00 feet to the Southerly line of Walker Road;

Thence S. 89degrees 38' 47" E., along the Southerly line of Walker Road, a distance of 360.64 feet to the principal place of beginning;

Thence continuing S. 89degrees 38' 47" E. , along the Southerly line of Walker Road, a distance of 81.88 feet;

Thence S. 15degrees 21' 13" W., a distance of 93.99 feet;

Thence S. 65degrees 21' 13" W., a distance of 230.87 feet;

Thence S. 43degrees 21' 13" W., a distance of 80.98 feet;

Thence S. 04degrees 38' 47" E., a distance of 207.40 feet;

Thence S. 39degrees 38' 47" E., a distance of 67.66 feet;

Thence S. 82degrees 08' 47" E., a distance of 31.45 feet;

Thence N. 55degrees 21' 13" E., a distance of 55.95 feet to a point of curvature;

Page 1 of 2

EXHIBIT A

Thence Easterly and Southerly, a distance of 232.36 feet on the arc of a circle deflecting to the right, whose central angle is 195degrees 47' 00", whose radius is 68.00 feet and whose chord bears S. 26degrees 45' 17" E., a distance of 134.71 feet;

Thence S. 14degrees 38' 47" E., a distance of 112.93 feet to the Northerly line of a parcel of land conveyed to the City of Avon Lake, by deed recorded in Volume 1088, Page 741 of Lorain County Records of Deeds;

Thence N. 89degrees 39' 56" W., along the Northerly line of land so conveyed to the City of Avon Lake, a distance of 25.88 feet;

Thence N. 14degrees 38' 47" W., a distance of 107.15 feet;

Thence Westerly and Northerly, a distance of 299.36 feet on the arc of a circle deflecting to the right, whose central angle is 93degrees 43' 32", whose radius is 183.00 feet and whose chord bears N. 51degrees 30' 33" W., a distance of 267.08 feet to a point of tangency;

Thence N. 04degrees 38' 47" W., a distance of 154.09 feet;

Thence Northeasterly, a distance of 174.71 feet on the arc of a circle deflecting to the right, whose central angle is 70degrees 00' 00", whose radius is 143.00 feet and whose chord bears N. 30degrees 21' 13" E., a distance of 164.04 feet to a point of tangency;

Thence N. 65degrees 21' 13" E., a distance of 190.67 feet;

Thence N. 00degrees 21' 13" E., a distance of 62.46 feet to the principal place of beginning, be the same more or less, but subject to all legal highways and easements of record.

This Original Document was

E-filed on

6/23/2022

42022-0880551

EASEMENT AND MAINTENANCE AGREEMENT

Legacy Pointe Condominium Association No. 4, Inc., an Ohio non-profit corporation (“Grantor”), for Ten Dollars (\$10.00) and other good and valuable consideration, grants to Legacy Pointe Recreational Association, Inc., an Ohio non-profit corporation, (“Grantee”), a non-exclusive easement for the benefit of the Grantee, its invitees, licensees and successors and assigns for ingress and egress over and through the Grantor’s property described in Exhibit A and depicted in Exhibit B for the purpose of maintaining, repairing, and replacing the bridge crossing the Heider Creek. This easement shall run with the land.

For and in consideration of the easement granted herein, Legacy Pointe Recreational Association, Inc., an Ohio non-profit corporation, hereby agrees to maintain, repair, and replace the bridge crossing Heider Creek at its cost as it deems necessary.

The parties hereto have signed this Easement and Maintenance Agreement by and through their authorized representatives or officers this 14 day of JUNE, 2022.

**LEGACY POINTE CONDOMINIUM
ASSOCIATION NO. 4, INC.**

By: Susan Pograbs President
Susan Pograbs, Its President

**LEGACY POINTE RECREATIONAL
ASSOCIATION, INC.**

By: H.R. Koyl
H.R. Koyl, Its President

STATE OF OHIO)
) SS:
COUNTY OF LORAIN)

Before me, a Notary Public, in and for said County and State, personally appeared the above-named Susan Pagrabs, of Legacy Pointe Condominium Association No. 4, Inc., an Ohio non-profit corporation, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed as such officer. This is an acknowledgement clause. No oath or affirmation was administered to the signer.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 14th day of June, 2022.

Jaclyn Graham
Notary Public



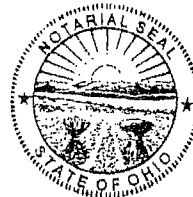
JACLYN GRAHAM
Notary Public, State of Ohio
My Commission Expires:
April 25, 2027

STATE OF OHIO)
) SS:
COUNTY OF LORAIN)

Before me, a Notary Public, in and for said County and State, personally appeared the above-named H.R. Kopf, its President who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed as such officer. This is an acknowledgement clause. No oath or affirmation was administered to the signer.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 14th day of June, 2022.

Jaclyn Graham
Notary Public



JACLYN GRAHAM
Notary Public, State of Ohio
My Commission Expires:
April 25, 2027

This instrument prepared by:
Jay C. Marcie, Esq.
Marcie & Associates LPA
1001 Jaycox Road, Suite 1
Avon, Ohio 44011
(440) 937-6600

Fidelity National Title
5340 Meadow Lane Ct.
Sheffield Village, OH 44035

ACCOM

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

Stuart W. Saylor, *P.E., P.S., Pres.*
James T. Saylor, *P.E., P.S., Vice Pres.*
Linda S. Rerko, *Sec. & Treas.*

4214 Rocky River Drive
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033

EMAIL: reitz@reitzeng.com

May 11th, 2022

Description of Vintage Point Access Easement

Situated in the City of Avon Lake, County of Lorain and State of Ohio, and known as being part of Original Avon Township Section No. 20 and bounded and described as follows:

Beginning on the centerline of Walker Road, 86 feet wide, at the Northwesterly corner of said Original Section No. 20;

Thence S. 89degrees 38' 47" E., along the centerline of Walker Road, a distance of 50.00 feet;

Thence S. 00degrees 33' 55" W., a distance of 43.00 feet to the Southerly line of Walker Road;

Thence S. 89degrees 38' 47" E., along the Southerly line of Walker Road, a distance of 360.64 feet to the principal place of beginning;

Thence continuing S. 89degrees 38' 47" E. , along the Southerly line of Walker Road, a distance of 81.88 feet;

Thence S. 15degrees 21' 13" W., a distance of 93.99 feet;

Thence S. 65degrees 21' 13" W., a distance of 230.87 feet;

Thence S. 43degrees 21' 13" W., a distance of 80.98 feet;

Thence S. 04degrees 38' 47" E., a distance of 207.40 feet;

Thence S. 39degrees 38' 47" E., a distance of 67.66 feet;

Thence S. 82degrees 08' 47" E., a distance of 31.45 feet;

Thence N. 55degrees 21' 13" E., a distance of 55.95 feet to a point of curvature;

Page 1 of 2

EXHIBIT A

Thence Easterly and Southerly, a distance of 232.36 feet on the arc of a circle deflecting to the right, whose central angle is 195degrees 47' 00", whose radius is 68.00 feet and whose chord bears S. 26degrees 45' 17" E., a distance of 134.71 feet;

Thence S. 14degrees 38' 47" E., a distance of 112.93 feet to the Northerly line of a parcel of land conveyed to the City of Avon Lake, by deed recorded in Volume 1088, Page 741 of Lorain County Records of Deeds;

Thence N. 89degrees 39' 56" W., along the Northerly line of land so conveyed to the City of Avon Lake, a distance of 25.88 feet;

Thence N. 14degrees 38' 47" W., a distance of 107.15 feet;

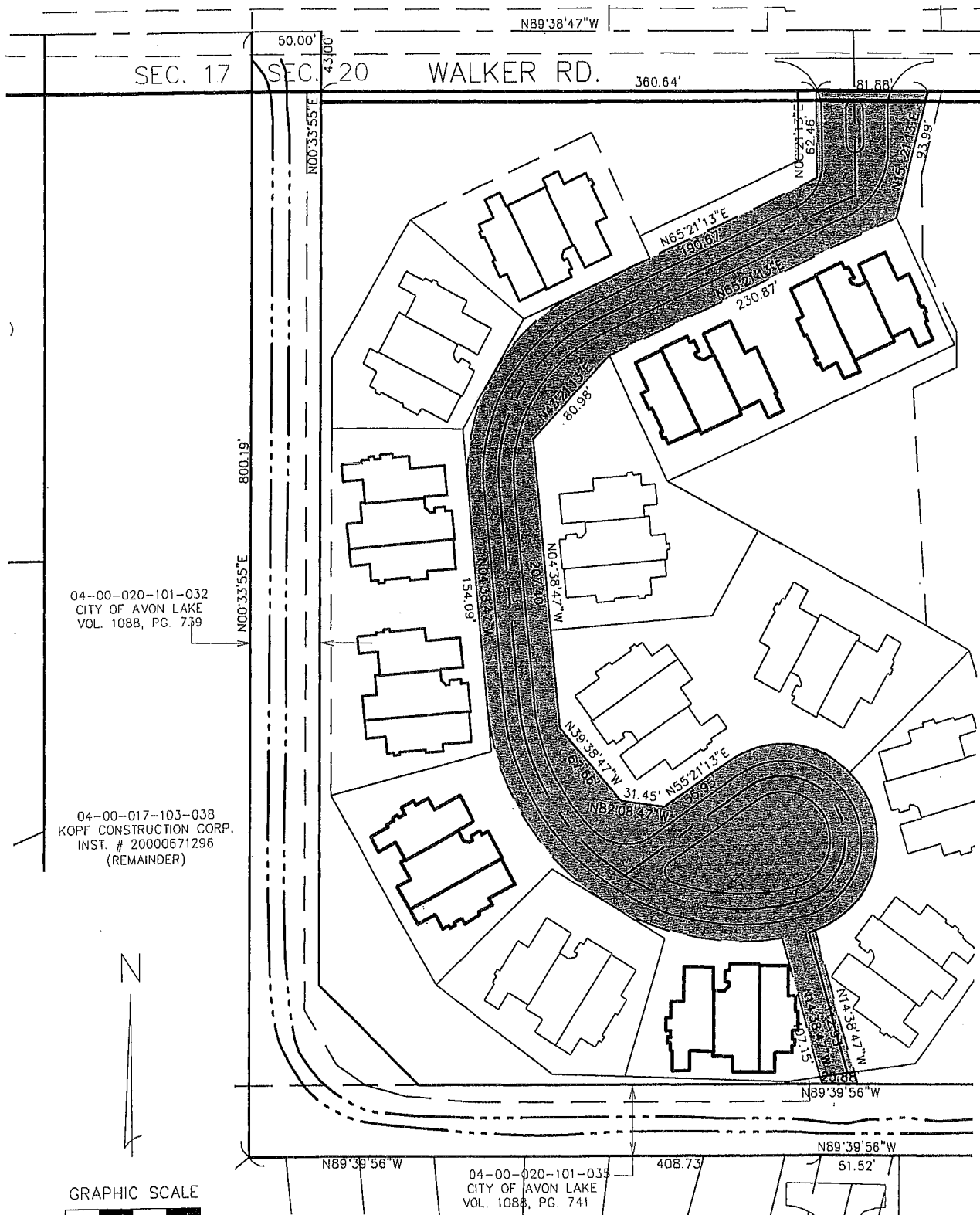
Thence Westerly and Northerly, a distance of 299.36 feet on the arc of a circle deflecting to the right, whose central angle is 93degrees 43' 32", whose radius is 183.00 feet and whose chord bears N. 51degrees 30' 33" W., a distance of 267.08 feet to a point of tangency;


Thence N. 04degrees 38' 47" W., a distance of 154.09 feet;

Thence Northeasterly, a distance of 174.71 feet on the arc of a circle deflecting to the right, whose central angle is 70degrees 00' 00", whose radius is 143.00 feet and whose chord bears N. 30degrees 21' 13" E., a distance of 164.04 feet to a point of tangency;

Thence N. 65degrees 21' 13" E., a distance of 190.67 feet;

Thence N. 00degrees 21' 13" E., a distance of 62.46 feet to the principal place of beginning, be the same more or less, but subject to all legal highways and easements of record.



GRAPHIC SCALE

 0 25 50 75 100
 REITZ ENGINEERING CO.

VINTAGE POINT ACCESS EASEMENT
 IN ORIGINAL AVON TOWNSHIP SECTION NOS. 17 & 20

EXHIBIT B

L:\dwg\K\LEGACY\sb-Dease.dwg, JTS, 1:100