

This easement has been examined and the Grantor has
complied with Section 3.19.202 of the Revised Code.

FEE \$

EXEMPT

EXEMPT \$

5/8/17 DC

J. Craig Snodgrass, CPA, CGFM, County Auditor



Doc ID: 019987790005 Type: OFF
Kind: EASEMENT/RIGHT OF WAY
Recorded: 05/08/2017 at 01:41:46 PM
Fee Amt: \$52.00 Page 1 of 5
Lorain County, Ohio
Judith M Nedwick County Recorder

File 2017-0628680

SIGN AND LANDSCAPE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Legacy Pointe, Ltd., an Ohio limited liability company, ("Grantor") for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration received to its full satisfaction of Legacy Pointe Association No. 3, Inc., an Ohio non-profit corporation, (hereinafter "Grantee"), does hereby grant and convey unto the Grantee, a non-exclusive easement running with the land over the premises described in Exhibit A and depicted in Exhibit B (the "Easement Area") for Grantee's use and benefit to install, maintain, repair, and replace a monument sign for the Legacy Pointe No. 3 Condominium. Grantee shall also have the right to landscape around the sign and install and maintain electrical facilities to the sign on the Easement Area.

While Grantee shall be responsible for all the landscaping, maintenance, and repair of the entire Easement Area, Grantor, for itself and its successors and assigns, reserves the right to make emergency, ordinary and necessary repairs and to maintain and landscape the Easement Area. In the event repairs are made or maintenance and/or landscaping is/are performed by Grantor, its successor, or assignee, on the Easement Area, Grantee shall reimburse Grantor, its successor, or assignee, within 30 days after Grantee's receipt of the bill for the costs of such repairs, landscaping, and/or maintenance.

Signed this 4th day of May, 2017.

LEGACY POINTE, LTD.
BY KOPF CONSTRUCTION
CORPORATION, Its Manager

By: _____

H. R. Kopf, President

By: PAUL H. BERG
Paul H. Berg, President

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Avon Lake, Ohio and hereby certify the foregoing acknowledgement, this 4th day of May, 2017.

KATHIE J. MURRAY
NOTARY PUBLIC • STATE OF OHIO
 Recorded in Lorain County
 My commission expires Feb. 6, 2022

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Legacy Pointe Association No. 3, Inc., an Ohio non-profit corporation, by PAUL BERG, its President, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of such corporation and of him personally and as such officer.

IN TESTIMONY WHEREFORE, I have hereunto set my hand and official seal at Avon Lake,
Ohio and hereby certify the foregoing acknowledgement, this 5th day of May, 2017.



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

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

April 19th, 2017

Description of Sign & Landscape Easement

Situated in City of Avon Lake, County of Lorain and State of Ohio, and known as being part of Block "J" in the Legacy Pointe Subdivision No. 4, of part of Original Avon Township Section No. 20, as shown by the recorded plat in Volume 82 of Plats, Pages 42 and 43 of Ottawa County Records and bounded and described as follows:

Beginning on the Northerly curved line of Legacy Pointe Parkway, 60 feet wide, at the Southwesterly corner of Block "J" in said Legacy Pointe Subdivision No. 4;

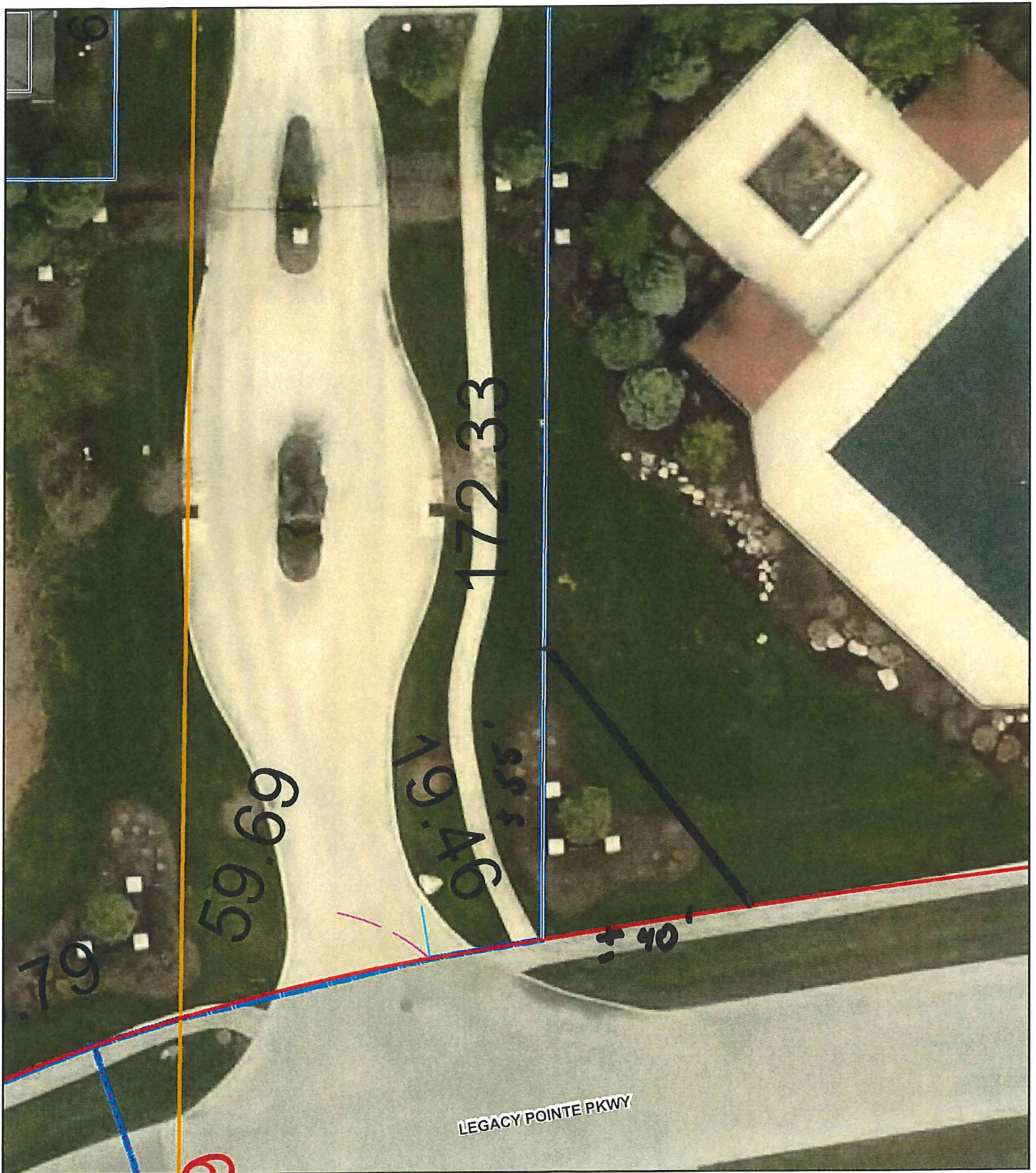
Thence N. 00d 16' 55" E., along the Westerly line of said Block "J", a distance of 51.90 feet;

Thence S. 39d 43' 05" E., a distance of 59.80 feet to the Northerly curved line of Legacy Pointe Parkway;

Thence Southwesterly, along the Northerly curved line of Legacy Pointe Parkway, a distance of 38.92 feet on the arc of a circle deflecting to the left, whose central angle is 01d 00' 00", whose radius is 2230.00 feet and whose chord bears S. 81d 16' 55" W., a distance of 38.92 feet to the principal place of beginning, and containing 995 square feet of land, be the same more or less, but subject to all legal highways and easements of record.

All bearings are based on Legacy Pointe Subdivision plats and are used to denote angles only.

EXHIBIT A



April 4, 2017

10:57:15 AM

Legend

Boundaries

- Condominium Line
- Right-of-way Line
- Sublot Line

PLSS Boundaries

- Original Lot Lines
- Right-of-way Parcel Line

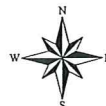
Medium Symbols

- FromTo Medium
- Tip Medium

Road

- Centerlines
- Subdivisions/...
- Right of Ways

Parcels_Black



1 inch = 24 feet

