

UNDERGROUND UTILITY
EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That ~~we~~, the City of Avon, Ohio,
an Ohio Municipal Corporation, _____
_____, the GRANTOR(S) }, claiming title by virtue of instrument
recorded in Volume 85_____, Page 31_____, of the Lorain_____
County, Ohio Official Records, for and in consideration of the
sum of One Dollar (\$1.00) and other valuable considerations
received to our full satisfaction of THE CLEVELAND ELECTRIC
ILLUMINATING COMPANY, an Ohio corporation, the GRANTEE, do
hereby grant unto Grantee, its successors and assigns, an non-
exclusive utility easement ~~and right of way~~, together with the
rights and privileges hereinafter set forth, for underground
lines for the transmission and distribution of electric current,
including communication facilities in, under and across the
following described premises:

Situated in the Township of Avon, County
of Lorain, State of Ohio, and being a
part of
~~of~~ Sections ~~Let~~ #1 & #2_____, Permanent
Parcel # 04-00-001-103-314.

The right of way referred to above is described on
Exhibit "A" attached hereto and made a part hereof.

In addition to said utility easement ~~and right-of-way~~, the following rights are hereby granted to THE CLEVELAND ELECTRIC ILLUMINATING COMPANY:

1. To install, construct, inspect, operate, replace, repair, patrol, maintain and remove in, under and along said utility easement ~~right-of-way~~ across said premises such cables, wires, pipes, conduits, service pedestals, above-surface and sub-surface transformers, transformer pads, service hand-holes and other usual fixtures and appurtenances as may, by Grantee, be deemed necessary or become necessary for or in connection with the underground distribution and/or transmission of electric current as applicable, including communication facilities;

2. To enter and pass on, over and across Grantor's premises for access to the above-described utility easement ~~right-of-way~~, and to use the premises parallel to and adjoining the boundaries of said easement ~~right-of-way~~ for piling dirt and for the operation of apparatus,

appliances and equipment in exercising any of the rights enumerated herein;

3. The full authority and unqualified right to trim, remove, clear, keep clear, and otherwise control (by such methods as Grantee, in its sole judgment, may deem necessary or proper, including but not limited to the use of herbicides) any and all trees, underbrush, or other harmful vegetation located within the utility easement ~~right-of-way~~. Grantee shall also have the full authority and right, in its sole discretion, to trim, remove, clear, keep clear, and otherwise control any or all trees or harmful vegetation adjacent to said easement ~~right-of-way~~ that, in the reasonable opinion of Grantee, may interfere or threaten to interfere with the construction, operation, maintenance, or repair

of Grantee's facilities or ingress or egress to, from, or along the Easement;

4. To install, construct, inspect, operate, replace, repair, patrol, maintain and remove in, under and along said ~~easement~~~~right-of-way and within the street limits~~ cables, wires, pipes, conduits, street light standards and other usual fixtures and appurtenances as may by Grantee be deemed necessary or become necessary for or in connection with the operation of ~~street-~~~~lights~~streetlights.

Grantors reserve the right to use the utility ~~easement~~~~right-of-way~~ area, but only for the purpose of planting grass, ~~flowers~~flowers, and ornamental shrubbery and subject to Grantee's rights enumerated herein. In the event Grantee digs up the ~~easement area~~~~right-of-way~~ or a portion thereof, or otherwise uses the ~~easement area~~~~right-of-way~~ for any of the purposes herein enumerated, which require the removal of said flowers or shrubbery, Grantee shall exercise ordinary care in removing and replanting them but will not assure the continued life of the flowers or shrubbery so removed and replanted.

TO HAVE AND TO HOLD the said utility easement, rights ~~and right-of-way~~ and its appurtenances to said Grantee, and to its successors and assigns, forever, and the Grantors represent that they are the lawful owners of said premises and have full power to convey the rights and easement herein granted, that the same are free and clear of all encumbrances and that they will warrant and defend the same against all lawful claims and demands whatsoever, except current taxes and assessments not yet due and payable, easements, restrictions and reservations of record, and zoning ordinances, if any; and for valuable consideration, the Grantors

do hereby remise, release and forever quit-claim unto Grantee, its ~~successors~~ successors, and assigns, all their right and expectancy of dower in the above-described right of way.

Acknowledged, we have hereunto set our hands as of the
18th day of March, 2021—.

Mayor Bryan K. Jensen, City of Avon, Ohio
Name of Grantor

Signature of Grantor

STATE OF Ohio

SS:

COUNTY OF Lorain

The foregoing instrument was acknowledged before me
this ____ day of _____, 20____, by
_____, the grantor(s).

Notary Public

SEAL

This instrument prepared by
THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

12' WIDE UNDERGROUND ELECTRIC EASEMENT

Land of Veterans Memorial Park
City of Avon, County of Lorain, Ohio
From: City of Avon, Lorain County, Ohio
To: Cleveland Electrical Illuminating Co.

THE PROPOSED 12' WIDE UNDERGROUND
ELECTRIC UTILITY EASEMENT CENTERED OVER
THE EXISTING ELECTRIC LINE AS ESTABLISHED
BY ON-SITE UNDERGROUND FLAGGING.

LORAIN COUNTY REFERENCE SURVEYS
Record Plot for
Veterans Memorial Park Subdivision
P.V. 85, Pages 31-32

BASIS OF BEARING S 48°57'46" E as the southerly
sideline of Veteran's Memorial Parkway (R/W Varies)
as evidenced by monuments found and is the same
as calculated from the Record Plot for Veteran's
Memorial Park Subdivision and reproduced from the
Ohio State Plan Coordinates System, North Zone(3401)
by lies to the O.D.O.T. VRS (Virtual Reference Station)
Network and are used to indicate angles only.

C = Centerline M/Msd. = Measured
P = Property Line U/Utd. = Used
R/W = Right-of-Way F/Fnd. = Found
R/Rec. = Record V/Vol. = Volume
C/Calc. = Calculated P/Pg. = Page
O = Existing Iron Pin or Pipe Found as noted

Scale: 1" = 100'



NO.	LENGTH	DIRECTION
L1	16.47'	S 48°57'46" E
L2	114.41'	S 13°11'40" W
L3	68.34'	S 00°49'42" W
L4	12.00'	N 02°06'36" E
L6	57.37'	N 00°49'42" E
L7	114.31'	N 13°11'40" E
L5	237.73'	S 87°53'24" E

PROPOSED
TRANSFORMER
AREA
Baseball Field
Chain Link
Fence

Gravel Drive
Baseball Field
Chain Link Fence

BLOCK "C" - RECORD PLOT FOR
VETERAN'S MEMORIAL PARK SUBDIVISION
V.85 P.31
VETERAN'S MEMORIAL PKWY.
CITY OF AVON
PARCEL #04-00-001-103-314
39.4355 ACRES

12'-WIDE UNDERGROUND
ELECTRIC EASEMENT

5/8" IRON PIN FND.
(1.52'E/4.16'S)
CVE#300

5/8" IRON PIN FND. & USED
CAPPED 'DLZ' - CVE#104
5/8" IRON PIN FND. & USED
CAPPED 'DLZ' - CVE#103

1/2" IRON PIN
CONTROL POINT
CVE#101

1/2" IRON PIN CONTROL POINT CVE#301

NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
104	5/8"PF-DLZ	678.49	645071.8060	2090222.0300
103	5/8"PF-DLZ	678.81	645108.6910	2090264.9280
101	1/2"PS	678.48	645110.5920	2090272.1230
300	5/8"PF	679.94	643484.5900	2090618.9850
301	1/2"PS	683.92	642912.8450	2090774.0160
302	1/2"PS	681.52	644004.5200	2090728.5550

12'-WIDE UNDERGROUND
ELECTRIC EASEMENT
24,583 SQ.FT.
0.5643 ACRES

1/2" IRON PIN
CONTROL POINT
CVE#302

2.04' REC.
S51°55'11"W

P.O.B.

P.P.O.B.

L1

THERE WAS NO INVESTIGATION OR
INDEPENDENT SEARCH FOR
EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE
COVENANTS, OWNERSHIP TITLE
EVIDENCE, OR ANY OTHER FACTS
THAT AN ACCURATE AND CURRENT
TITLE SEARCH MAY DISCLOSE.

PREPARED BY:
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