

## GRANT OF UTILITY & DRAINAGE EASEMENT

### KNOW ALL MEN BY THESE PRESENTS:

THAT **Robert Enderle and Cindy Enderle** (name & legal capacity: husband & wife, a single adult, an Ohio Partnership, an Ohio Corporation, etc.) the GRANTOR(S), the Fee Simple owners of the real estate (the Property), located at 4627 Stepping Stone Dr., Mason, Ohio 45040 within the City of Mason, Ohio, identified as Lot #100 in the Official Record Plat Book 38, Page 93 of Warren County, Ohio, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, convey and release to the City of Mason an Ohio municipal corporation, whose tax mailing address is 6000 Mason-Montgomery Road, Mason, Ohio 45040 (Grantee), and to their agents employees, successors and assigns forever, a non-exclusive perpetual easement for the construction, operation, maintenance, repair and/or replacement of a drainage system on, above, under and through that portion of the aforementioned Property marked as 1231452025 and as described in Exhibit A (the Easement Area), attached hereto and made a part hereof.

All costs and expenses associated with the Grantee's construction, operation, maintenance, repair, replacement and restoration activities within the Easement Area described on Exhibit A shall be borne solely by the Grantee.

Grantors shall not construct any improvement within or upon the Easement Area or otherwise use the Easement Area in a manner that would materially interfere with the exercise by Grantee of its rights provided by this document.

Grantee shall, as soon as practical after the completion of any construction, maintenance, repair or replacement activities, restore the surface of the Easement Area to the same condition or better as existed immediately prior to the commencement of such activities by Grantee or its agents, employees or contractors.

The terms and agreement set forth herein shall be deemed to be covenants running with the land and shall inure to the benefit of and be binding upon, as the case may be, the parties and their respective successors and assigns.

It is agreed that wherever a party is named in this instrument there shall be intended and included, in each case, that party, his heirs, administrators, successors, and assigns.

**IN WITNESS WHEREOF,**

Robert Enderle & Cindy Enderle Husband & Wife

Have hereunto set his/her/their/its hand(s) this 1<sup>st</sup> day of May 2006

In the year or your Lord, two thousand six (2006.)

**Robert Enderle**

(Grantor): *Robert Enderle*  
Signature

Robert Enderle  
Print

Title: Owner  
Print/Title

Owner/General Partner,/Pres/Vpres/Sec/Tres.

**Cindy Enderle**

(Grantor): *Cindy Enderle*  
Signature

Cindy Enderle  
Print

Title: \_\_\_\_\_  
Print/Title

Owner/General Partner/Pres/Vpres/Sec/Tres

**ACKNOWLEDGEMENT (PERSONAL)**

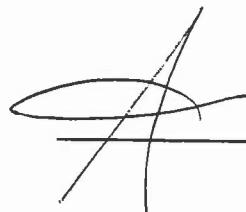
STATE OF OHIO                    )  
  ) ss:  
COUNTY OF Hamilton            )

Before me, a Notary Public in and for said County and State, personally  
appeared the above named Cindy Endriale & Robert Endriale w/o & Husband (name &  
legal capacity: husband & wife, a single adult, brother & sister, etc.)

who acknowledged they did sign the foregoing instrument and that  
the same is their free act and deed.

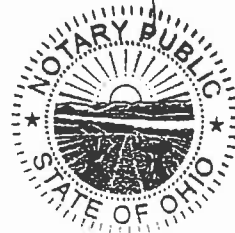
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this  
17 day of May, 2006.

Notary Public  
My Commission Expires:



APPROVED AS TO FORM AND EXECUTION:

\_\_\_\_\_



**STEVEN C. GITTINGER**  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date. Section 147.03 O.R.C.



EXHIBIT   A    
PAGE   1   OF   2  

6900 Tylersville Road, Suite A  
Mason, OH 45040  
phone: 513.336.6600  
fax: 513.336.9365  
www.bayerbecker.com

April 4, 2006

DESCRIPTION:

Public Drainage Easement  
Lot #100

LOCATION:

Ashley Place  
City of Mason  
Warren County, Ohio

Situated in Section 31, Town 4, Range 3, City of Mason, Warren County, Ohio and being a Public Drainage Easement in Lot #100 of Ashley Place Section Three as recorded in Plat Book 38, Page 93 of the Warren County Recorder's Office being further described as follows:

Begin at the southwest corner of said Lot #100, said corner being the true point of beginning;

- thence from the true point of beginning with the westerly line of said Lot #100, North 05°28'41" East, 118.54 feet to the southwest corner of Lot #101;
- thence with the southerly line of said Lot #101, South 84°31'19" East, 20.00 feet;
- thence departing said Lot #101 South 05°28'41" West, 92.41 feet;
- thence South 04°21'01" East, 20.42 feet;
- thence South 02°58'48" West, 0.40 feet to the northerly line of Lot #99;
- thence with the northerly line of said Lot #99 South 82°02'26" West, 24.16 feet to the true point of beginning.

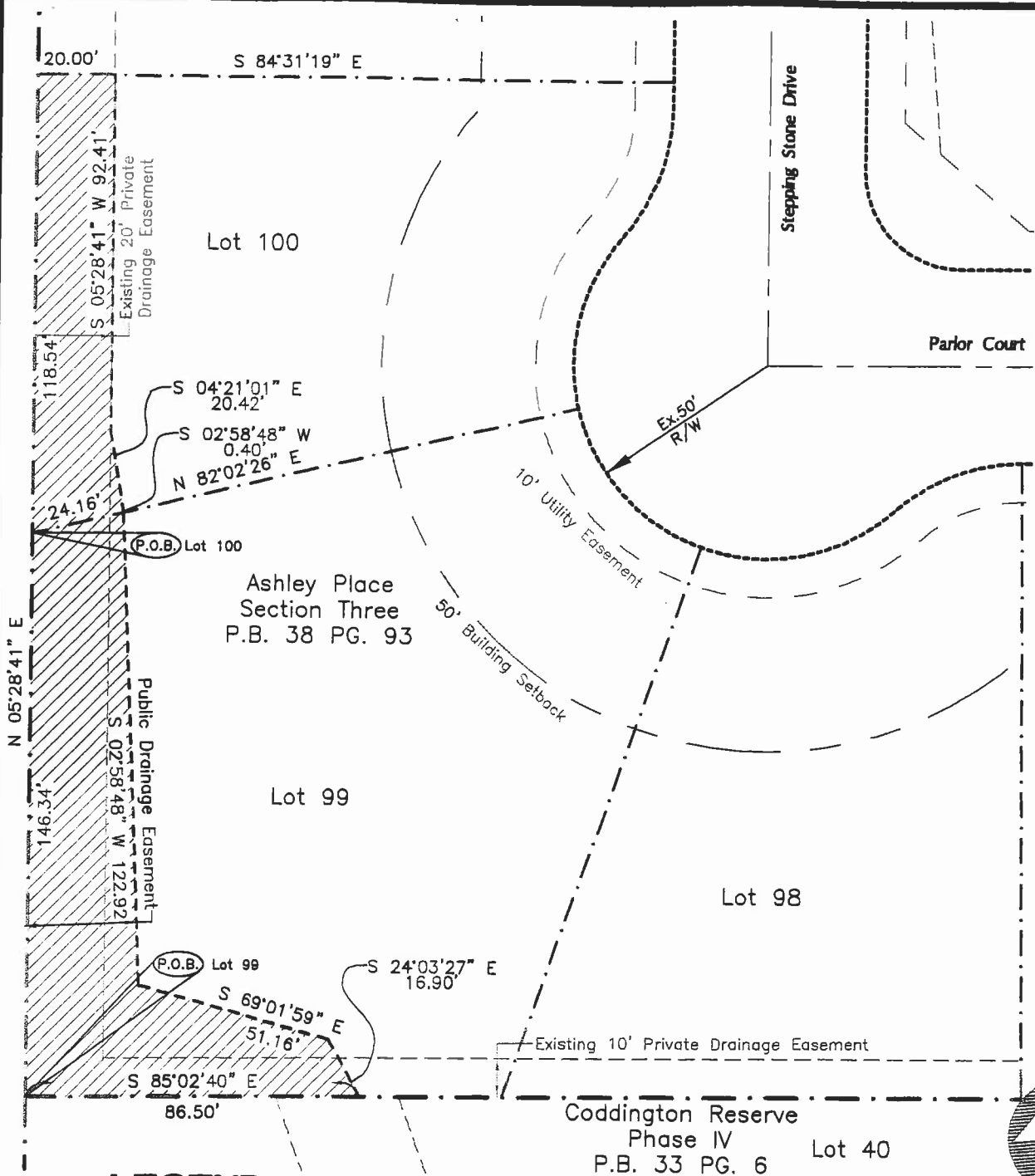
2006036M03 1-000SVN deals 05M031 000 Lot 100 and

700 Nilles Road  
Fairfield, OH 45014

14 East Eighth Street  
Covington, KY 41011

6900 Tylersville Road  
Mason, OH 45040

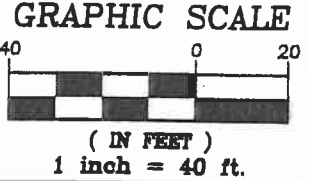
777 Eads Pkwy., Suite C  
Lawrenceburg, IN 47025



**LEGEND**

 Public Drainage Easement

EXHIBIT A  
PAGE 2 OF 2



Drawing:	06M031-000 EX01
Scale:	1:40
Drawn by:	JMR
Checked By:	j.o.l.
Issue Date:	4-4-06

**ASHLEY PLACE  
SECTION THREE**  
LOT #'S 98 & 100  
SECTION 31, TOWN 4, RANGE 3  
CITY OF MASON, WARREN COUNTY, OHIO  
**PUBLIC DRAINAGE EASEMENT**



6900 Tylersville Road, Suite A  
Mason, OH 45040 - 513.336.6600

**GRANT OF UTILITY & DRAINAGE EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT **Ivan Wood and Julianne Wood** (name & legal capacity: husband & wife, a single adult, an Ohio Partnership, an Ohio Corporation, etc.) the GRANTOR(S), the Fee Simple owners of the real estate (the Property), located at 5465 Parlor Ct., Mason, Ohio 45040 within the City of Mason, Ohio, identified as Lot #99 in Official Record Plat Book 38, Page 93 of Warren County, Ohio, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable consideration, the receipt an adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, convey and release to the City of Mason an Ohio municipal corporation, whose tax mailing address is 6000 Mason-Montgomery Road, Mason, Ohio 45040 (Grantee), and to their agents employees, successors and assigns forever, a non-exclusive perpetual easement for the construction, operation, maintenance, repair and/or replacement of a drainage system on, above, under and through that portion of the aforementioned Property marked as 1231452024 and as described in Exhibit A (the Easement Area), attached hereto and made a part hereof.

All costs and expenses associated with the Grantee's construction, operation, maintenance, repair, replacement and restoration activities within the Easement Area described on Exhibit A shall be borne solely by the Grantee.

Grantors shall not construct any improvement within or upon the Easement Area or otherwise use the Easement Area in a manner that would materially interfere with the exercise by Grantee of its rights provided by this document.

Grantee shall, as soon as practical after the completion of any construction, maintenance, repair or replacement activities, restore the surface of the Easement Area to the same condition or better as existed immediately prior to the commencement of such activities by Grantee or its agents, employees or contractors.

The terms and agreement set forth herein shall be deemed to be covenants running with the land and shall inure to the benefit of and be binding upon, as the case may be, the parties and their respective successors and assigns.

It is agreed that wherever a party is named in this instrument there shall be intended and included, in each case, that party, his heirs, administrators, successors, and assigns.

**IN WITNESS WHEREOF,** \_\_\_\_\_

IN WITNESS WHEREOF, Julianne & Ivan Wood

Have hereunto set his/her/their/its hand(s) this 16<sup>th</sup> day of May

In the year or your Lord, two thousand six (2006.)

**Ivan L. Wood**

(Grantor): Ivan L Wood  
Signature

Ivan L Wood  
Print

Title: Owner  
Print/Title

Owner/General Partner,/Pres/Vpres/Sec/Tres.

**Julianne Wood**

(Grantor): Julianne Wood  
Signature

Julianne Wood  
Print

Title: owner  
Print/Title

Owner/General Partner/Pres/Vpres/Sec/Tres

**ACKNOWLEDGEMENT (PERSONAL)**

STATE OF OHIO )  
 ) ss:  
COUNTY OF Hamilton

Before me, a Notary Public in and for said County and State, personally appeared the above named Ivan Wood and Julianne Wood - husband and wife (name & legal capacity: husband & wife, a single adult, brother & sister, etc.)

who acknowledged they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 16<sup>th</sup> day of May, 2006.

Notary Public  
My Commission Expires:



**NEIL DANIEL PETERSON**  
Notary Public, State of Ohio  
My Commission Expires November 1, 2008

APPROVED AS TO FORM AND EXECUTION:

\_\_\_\_\_



April 4, 2006

DESCRIPTION:

Public Drainage Easement  
Lot #99

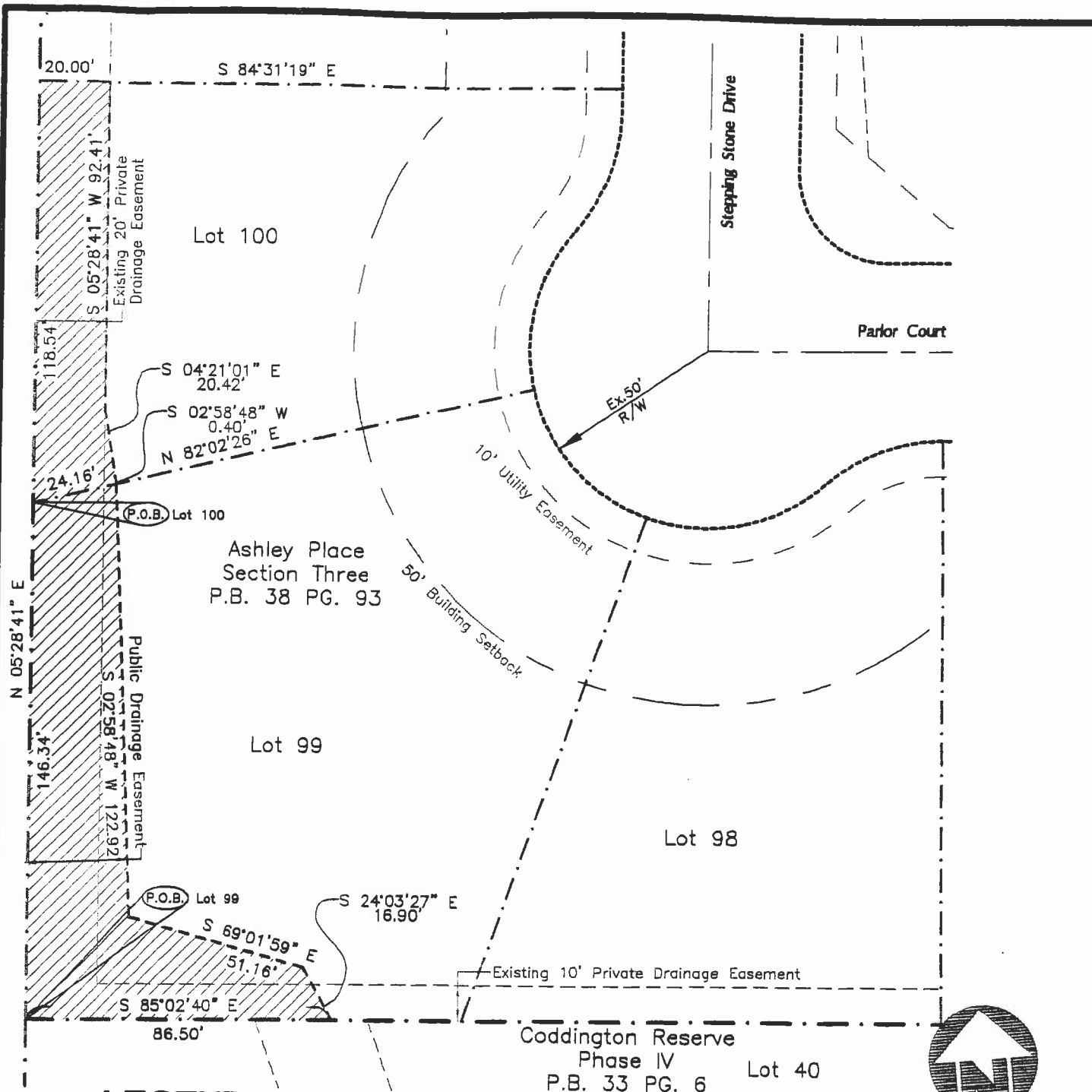
LOCATION:

Ashley Place  
City of Mason  
Warren County, Ohio

Situated in Section 31, Town 4, Range 3, City of Mason, Warren County, Ohio and being a Public Drainage Easement in Lot #99 of Ashley Place Section Three as recorded in Plat Book 38, Page 93 of the Warren County Recorder's Office being further described as follows:

Begin at the northwest corner of Lot #40 of Coddington Reserve Phase IV as recorded in Plat Book 33, Page 6, said corner being the true point of beginning;

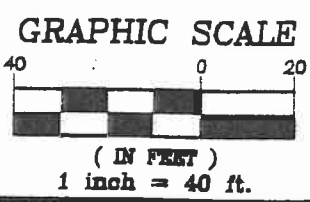
thence from the true point of beginning with the westerly line of said Lot #99, North 05°28'41" East, 146.34 feet to the southwest corner of Lot #100;  
thence with the southerly line of said Lot #100, North 82°02'26" East, 24.16 feet;  
thence departing Lot #100, South 02°58'48" West, 122.92 feet;  
thence South 69°01'59" East, 51.16 feet;  
thence South 24°03'27" East, 16.90 feet to the northerly line of said Lot #40;  
thence with the northerly line of said Lot #40, North 85°02'40" West, 86.50 feet to the true point of beginning.



**LEGEND**

 Public Drainage Easement

EXHIBIT "A"  
PAGE 2 OF 2



Drawing:	06M031-000 EX01
Scale:	1:40
Drawn by:	JMR
Checked By:	j.o.l.
Issue Date:	4-4-06

**ASHLEY PLACE SECTION THREE**  
 LOT #S 98 & 100  
 SECTION 3, TOWN 4, RANGE 3  
 CITY OF MASON, WARREN COUNTY, OHIO  
**PUBLIC DRAINAGE EASEMENT**



6900 Tylersville Road, Suite A  
 Mason, OH 45040 - 513.336.6600

## GRANT OF UTILITY & DRAINAGE EASEMENT

### KNOW ALL MEN BY THESE PRESENTS:

THAT **Gregory C. Richards and Cathie S. Richards** (name & legal capacity: husband & wife, a single adult, an Ohio Partnership, an Ohio Corporation, etc.) the GRANTOR(S), the Fee Simple owners of the real estate (the Property), located at 4691 Angeline Lane., Mason, Ohio 45040 within the City of Mason, Ohio, identified as Lot #40 in Official Record Plat Book 33 page 6 of Warren County, Ohio, for and in consideration of the sum of One Dollar (\$1.00) and for other good and valuable consideration, the receipt an adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, convey and release to the City of Mason an Ohio municipal corporation, whose tax mailing address is 6000 Mason-Montgomery Road, Mason, Ohio 45040 (Grantee), and to their agents employees, successors and assigns forever, a non-exclusive perpetual easement for the construction, operation, maintenance, repair and/or replacement of a drainage system on, above, under and through that portion of the aforementioned Property marked as 1231452005 and as described in Exhibit A (the Easement Area), attached hereto and made a part hereof.

All costs and expenses associated with the Grantee's construction, operation, maintenance, repair, replacement and restoration activities within the Easement Area described on Exhibit A shall be borne solely by the Grantee.

Grantors shall not construct any improvement within or upon the Easement Area or otherwise use the Easement Area in a manner that would materially interfere with the exercise by Grantee of its rights provided by this document.

Grantee shall, as soon as practical after the completion of any construction, maintenance, repair or replacement activities, restore the surface of the Easement Area to the same condition or better as existed immediately prior to the commencement of such activities by Grantee or its agents, employees or contractors.

The terms and agreement set forth herein shall be deemed to be covenants running with the land and shall inure to the benefit of and be binding upon, as the case may be, the parties and their respective successors and assigns.

It is agreed that wherever a party is named in this instrument there shall be intended and included, in each case, that party, his heirs, administrators, successors, and assigns.

IN WITNESS WHEREOF, Gregory Richards  
Cathie Richards

Have hereunto set his/her their hand(s) this 19 day of May

In the year of our Lord, two thousand six (2006.)

**Gregory C. Richards**

(Grantor): Gregory C Richards  
Signature

Gregory C Richards  
Print

Title: OWNER

Print/Title

Owner/General Partner,/Pres/Vpres/Sec/Tres.

**Cathie S. Richards**

(Grantor): Cathie S Richards  
Signature

Cathie S. Richards  
Print

Title: OWNER

Print/Title

Owner/General Partner/Pres/Vpres/Sec/Tres

**ACKNOWLEDGEMENT (PERSONAL)**

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF WARREN            )

Before me, a Notary Public in and for said County and State, personally appeared the above named Bryan C. Richards Cathie Richards name & legal capacity: husband & wife, (a single adult, brother & sister, etc.)

who acknowledged THEY did sign the foregoing instrument and that the same is TITLE free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 19 day of MAY, 2006.

Notary Public  
My Commission Expires:

William Federal  
9/27/2010

APPROVED AS TO FORM AND EXECUTION:

\_\_\_\_\_



6900 Tylersville Road, Suite A  
Mason, OH 45040  
phone: 513.336.6600  
fax: 513.336.9365  
www.bayerbecker.com

April 4, 2006

DESCRIPTION:

20' Public Drainage Easement  
Lot #40

LOCATION:

Coddington Reserve  
City of Mason  
Warren County, Ohio

Situated in Section 31, Town 4, Range 3, City of Mason, Warren County, Ohio and being a 20' Public Drainage Easement in Lot #40 of Coddington Reserve Phase IV as recorded in Plat Book 33, Page 6 of the Warren County Recorder's Office being further described as follows:

Begin at the southwest corner of Lot #99 of Ashley Place Section Three as recorded in Plat Book 38, Page 93, thence with the southerly line of said Lot #99, South 85°02'40" East, 57.30 feet to the true point of beginning;

- thence from the true point of beginning continuing South 85°02'40" East, 29.20 feet;
- thence departing said Lot #99 South 24°03'27" East, 155.30 feet;
- thence South 60°04'42" East, 42.94 feet;
- thence South 29°55'18" West, 20.00 feet to an existing 20' public storm sewer easement;
- thence with said storm sewer easement the following two courses, North 60°04'42" West, 30.00 feet;
- thence South 29°55'18" West, 14.14 feet;
- thence departing said easement North 24°03'27" West, 194.47 feet;
- thence North 69°01'59" West, 7.83 feet to the true point of beginning.

Ashley Place  
Section Three Lot 99  
P.B. 38 PG. 93

Lot 98

Lot 97

Existing 10' Private Drainage Easement

P.O.B.

f.P.O.B.

S 85°02'40" E

57.30'

29.20'

N 69°01'59" W  
7.83'

Coddington Reserve  
Phase IV  
P.B. 33 PG. 6

S 24°03'27" E

Existing 30' Private Drainage Easement

155.30'

20' Public Drainage Easement

N 24°03'27" W

194.47'

Lot 40

S 60°04'42" E  
42.94'

Ex. 50' Building Setback

S 29°55'18" W  
20.00'

Ex. 20' Public Storm Sewer Easement

Lot 39

N 60°04'42" W  
30.00'

S 29°55'18" W  
14.14'

Lot 38

Lot 36

Lot 37

**LEGEND**



Public Drainage Easement

EXHIBIT A  
PAGE 2 OF 2

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

Drawing:	06M031-000 EX01
Scale:	1:40
Drawn by:	JMR
Checked By:	j.o.l.
Issue Date:	4-4-06

**CODDINGTON RESERVE  
PHASE IV**

LOT # 40  
SECTION 31, TOWN 4, RANGE 3  
CITY OF MASON, WARREN COUNTY, OHIO

**20' PUBLIC DRAINAGE EASEMENT**



6900 Tylersville Road, Suite A  
Mason, OH 45040 - 513.336.6600