

S A M P L E

EASEMENTS FOR HIGHWAY PURPOSES AND SANITARY SEWER PURPOSES AND DRAINAGE PURPOSES

KNOW ALL MEN BY THESE PRESENTS, _____, the Grantor(s) for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to (him/her/them) by the Board of County Commissioners of Delaware County, Ohio, Grantee, whose address is 101 North Sandusky Street, Delaware, Ohio, the receipt whereof is hereby acknowledged, do (does) hereby grant, bargain, sell, convey and release to said Grantee, its successors and assigns, forever, a perpetual easement and right-of-way for public highway and road purposes, in, upon and over the lands described in Exhibit A attached hereto, and a perpetual _____ wide exclusive sanitary sewer easement over the area described in Exhibit B attached hereto together with ingress and egress thereto, solely for construction, operation and maintenance of public and/or private sanitary sewers and sanitary service connections, of which said sanitary sewer easement cannot be occupied by other utilities, except that other utilities may laterally cross said easement, and a perpetual drainage easement for the constructing, operating and/or maintaining of storm water drainage swales and/or other storm water drainage facilities, over the easement area described in Exhibit C attached hereto together with ingress and egress thereto. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within the drainage easement areas as delineated in the Exhibit. Any landscaping features such as trees, fences, retaining walls, etc. within the drainage easement areas shall be reviewed by the Delaware Soil and Water Conservation District (DSWCD) and the Delaware County Engineer's Office (DCEO) prior to installation. The DSWCD and DCEO shall review all improvements within the Drainage Easement to insure that improvements will not interfere with the storm water control facilities.

TO HAVE AND TO HOLD said easements and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor(s) for (himself/herself/themselves) and (his/her/their) successors and assigns, hereby covenant(s) with said Grantee, its successors and assigns, that (he/she/they) (is/are) true and lawful owner(s) of said premises as recorded in _____ (Deed Book _____, Page _____ or Plat _____) and (is/are) lawfully seized of the same in fee simple, and (has/have) good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever and that (he/she/they) will warrant and defend the same against all claims of all persons whomsoever. Such easements are granted in perpetuity.

The Grantor(s) (has/have) executed this instrument on this _____ day of _____, 20____.

By: _____ (owner[s])

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, a Notary Public, in and for said County and State, personally appeared the above named _____ 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 hereunto set my hand and official seal this _____ day of _____, 20____.

Notary Public

This instrument prepared by:

_____ (Name)

_____ (Company)

_____ (Address)