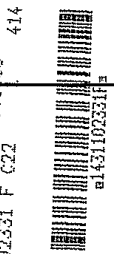
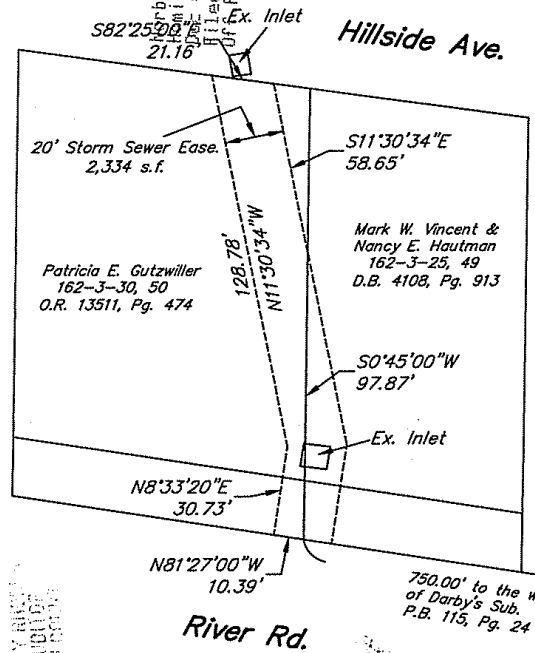


O.R. 13511, Pg. 474

Robert A. Madel
Hamilton County Recorder's Office
1100 Main Street
Cincinnati, OH 45202
Phone: 513-251-2933
Fax: 513-251-2933
Email: r.madel@hamiltoncounty.org
Filed: 12/09/20 01:28:33 PM \$40.00
Rec.: 14311 02331 F C22



414



The undersigned Patricia E. Gutzwiller, unmarried ("Grantor") being the owner of the real property depicted on this plat and more particularly described on this plat (the "Property"), do hereby grant and convey to the City of Cincinnati (the "City"), its successors and assigns, a non-exclusive permanent easement, as depicted on this plat, for the construction, installation, reconstruction, operation, maintenance, repair, replacement, modification, and removal of storm sewers, fixtures, equipment, and appurtenances (the "storm sewer") through, in, and upon the easement areas and for the right to enter and re-enter upon the subject properties to access the easement area and the storm sewer, which easement shall run with the land and inure to the benefit of the City and be binding upon Grantor, their heirs, and successors—in-interest to the easement area. Grantor, their heirs, and successors—in-interest, shall comply with the terms, conditions, and restrictions described hereon and the rules and regulations of the Greater Cincinnati Water Works, Storm Water Management Utility as pertains to the easement area and storm sewer.

Owner: Patricia E. Gutzwiller
By: *Patricia E. Gutzwiller*

STORM SEWER EASEMENT
Parcel 162-3-30, 50
July, 2020

Situate in Section 29, Town 3, Fractional Range 1, Delhi Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Patricia E. Gutzwiller in O.R. 13511, Pg. 474 and being more particularly described as follows:

Commencing at the intersection of the north line of lower River Road and the west line of Darby's Subdivision as recorded in Plat Book 115, Pg. 24; thence with the north line of said lower River Road, North 81°27'00" West, 750.00 feet to the Place of Beginning; thence with the said north line, North 81°27'00" West, 10.39 feet to a point; thence North 08°33'20" East, 30.73 feet to a point; thence North 11°30'34" West, 128.78 feet to a point in the south line of Hillside Avenue; thence with the said south line, South 82°25'00" East, 21.16 feet to a point; thence South 11°30'34" East, 58.65 feet to a point; thence South 00°45'00" West, 97.87 feet to the Place of Beginning. Containing 2,334 square feet of land more or less. Bearings based on O.R. 13511, Pg. 474.



RESTRICTIONS ON STORM SEWER EASEMENTS:

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT, EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS, OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS, BEING NATURAL OR ARTIFICIAL.

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SAID PERMANENT EASEMENT, SHALL BE SO PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS, AND THE GRANTEE OR ASSIGNS OF ANY PERMANENT EASEMENT HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY, NOR TO THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITION, DAMAGE TO, OR REPLACEMENT OF ANY SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT, RESULTING FROM THE EXISTENCE OR USE OF THE SAID PERMANENT SEWER EASEMENT BY THE GRANTEES OR ASSIGNS. ANY STRUCTURE CONSTRUCTED ON SAID PROPERTY IN WHICH SAID PERMANENT STORM SEWER EASEMENT EXISTS SHALL BE KEPT NOT LESS THAN THREE (3) FEET OUTSIDE THE PERMANENT STORM SEWER EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE.

ANY DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEE OR ITS ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS.

ALL COVENANTS, EASEMENTS, AGREEMENTS AND RESTRICTIONS STATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO MAINTENANCE RESPONSIBILITIES, SHALL RUN WITH THE LAND AND SHALL BE BINDING ON AND INURE TO THE BENEFIT OF GRANTOR(S), GRANTEE(S), THE BENEFICIARIES AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.

ALEXANDRIA HAMILTON
Notary Public, State of Ohio
My Commission Expires:
1/28/2025

Be it remembered that on this 5th day of October, 2020 before me, a notary public in and for the State of Ohio, personally appeared Patricia Gutzwiller, unmarried, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed. In testimony whereof, I hereunto subscribe my name and affix my notary seal.



P.B 483, Pg 88

The City's acquisition of the easement depicted hereon was authorized by Cincinnati Municipal Ordinance No. 191-2020 Passed by Council on June 24, 2020

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

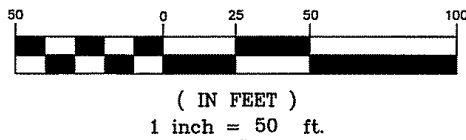
Tax Map - TNN
CAGIS - _____

Section 29, Town 3, F.R. 1, Delhi Township
City of Cincinnati, Hamilton County, Ohio

J. N. Koopman 9-14-20
Joseph N. Koopman
Ohio Reg. No. 7184

Transfer Not Necessary

Dusty Rhodes
Dusty Rhodes
Hamilton County Auditor
GRAPHIC SCALE



ACCEPTANCE:
Not yet accepted by the Council of the City of Cincinnati; ordinance to be submitted and will be recorded separately by GCWW upon Council's acceptance.

APPROVED BY:
Eric Saylor
City Stormwater Management Engineer
Stormwater Management Utility

DEPARTMENT OF TRANSPORTATION & ENGINEERING
CITY OF CINCINNATI
City Hall
801 Plum Street
Cincinnati, Ohio 45202

Easement Plat	
162-3-30, 50	
Date: July, 2020	