

3/30

# EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Roger D. Wilson and Mavis R. Wilson, husband and wife, the Grantor(s) herein, in for valuable considerations by The City of Mason, Ohio, the Grantee, herein, does hereby grant, bargain, sell, convey and release, to said Grantee, its successors and assigns forever, the following rights, privileges and easements in, upon and over certain real estate owned by the Grantor.

PARCEL(S): 23SH

WESTERN ROW ROAD

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Prior Instrument Reference: OR1283-79, Warren County Recorder's Office.

And the said Grantor(s), for them selves and their successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that they are the true and lawful owner(s) of said premises, and is lawfully seized of the same in fee simple, and 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, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF Roger D. Wilson and Mavis R. Wilson have hereunto set their hands on the

4 day of April, 2007.

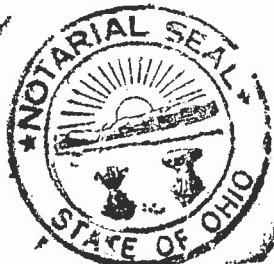
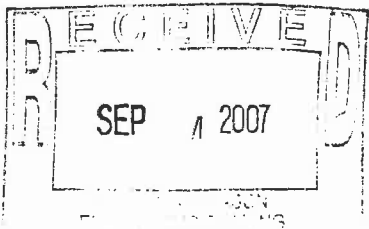
Roger D. Wilson  
Roger D. Wilson

Mavis R. Wilson  
Mavis R. Wilson

STATE OF OHIO, COUNTY OF Warren SS:

BE IT REMEMBERED, that on the 4 day of April, 2007, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Roger D. Wilson and Mavis R. Wilson, who signed or acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Gary S. Kuntert  
NOTARY PUBLIC  
My Commission expires: 8-3-2008

**GARY S KUNTERT, Notary Public**  
In and for the State of Ohio  
My commission expires August 3, 2008

This instrument was prepared by or on behalf of the City of Mason, Ohio

STANDARD HIGHWAY EASEMENT  
WESTERN ROW ROAD  
Parcel 23SH  
Roger D. Wilson and Mavis R. Wilson

Situate in Section 35, Town 4 East, Range 2 North, Between the Miamis Survey, in the City of Mason, Warren County, State of Ohio, and being part of a 5.042 acre parcel of land as conveyed to Roger D. Wilson and Mavis R. Wilson, by instrument as recorded in Official Record 1283, Page 79 of the records of the Warren County Recorder, and Parcel 23WD being more particularly bounded and described, per a survey performed by LJB, Inc. in 2004 with bearings based on Ohio State Plane Coordinates, South Zone (NAD83), as follows:

BEGINNING at a railroad spike found in the south line of said section at the northwest corner of Christ's Church at Mason, Section 1, as recorded in Plat Book 62, Page 47 of the Plat Records of Warren County, said spike bearing North 89° 12' 08" West 15.71 feet from the southeast corner of said parcel, said spike being in the south line of said parcel and 8.80 feet left of the centerline of construction of Western Row Road Station 40+95.84;

Thence with the south line of the said parcel and the south line of said section North 88° 59' 11" West 328.03 feet to the southwest corner of said parcel, being the southeast corner of Winding Creek Estates, Section One, as recorded in Plat Book 6 page 80, Warren County records, said corner being 10.97 feet left of the centerline of construction of Western Row Road Station 37+67.63;

Thence with the west line of the said parcel and the east line of said plat North 05° 25' 22" East 23.60 feet to an iron pin set in the new north right of way line of Western Row Road, said pin bearing South 05° 25' 22" West 6.53 feet from an iron pin found at the southeast corner of Lot 31 of said plat, said set pin being 34.50 feet left of the centerline of construction of Western Row Road Station 37+69.44;

Thence with said new north right of way line South 88° 58' 47" East 205.43 feet to an iron pin set at an angle point, said pin being 34.50 feet left of the centerline of construction of Western Row Road Station 39+74.88;

Thence continuing with said new north right of way line North 88° 55' 11" East 138.85 feet to an iron pin set in the east line of the said parcel, being also the west line of a 0.114 acre tract of land as conveyed to Marion K. Wheeler by instrument as recorded in Official Record 1788, Page 848, Warren County records, said pin bearing North 09° 17' 00" East 6.52 feet from a ½" reference pin in a 3" pipe, said set pin being 37.05 feet left of the centerline of construction of Western Row Road Station 41+14.34;



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Thence with the east line of said parcel South 05° 34' 03" West 28.61 feet to the southeast corner of said parcel and the southwest corner of said tract, in the south line of said section, said corner being 8.58 feet left of the centerline of construction of Western Row Road Station 41+11.55;

Thence with the south line of the said parcel and said section North 89° 12' 08" West 15.71 feet to the POINT OF BEGINNING, containing 0.194 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 23SH above was calculated and derived from a survey made under the supervision of Harry G. Herbst III, Ohio Registered Surveyor Number 6596.

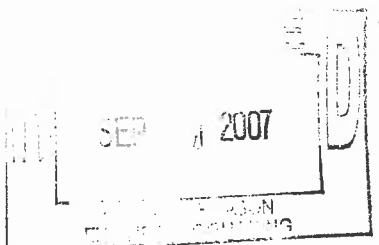
The above described area is contained within the Warren County Auditor's Parcel Identification Number 16354520080.

Gross Take	0.194 Ac
P.R.O.	0.158 Ac
Net Take	0.036 Ac

Pt. 16-35-452-008

EASEMENT ONLY

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TRANSFER NOT NECESSARY  
NICK NELSON, AUDITOR  
WARREN COUNTY, OHIO

JUL 26 2007

NICK NELSON  
AUDITOR, WARREN CO. OHIO

BETH DECKARD - WARREN COUNTY RECORDER  
Doc #: 659878 Type: EASM  
Filed: 8/07/2007 15:04:16 \$ 36.00  
OR Volume: 4515 Page: 921 Return: M  
Rec#: 14713 Pages: 3  
CITY OF MASON

2428  
STORM SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Roger D. Wilson and Mavis R. Wilson, husband and wife, the Grantor(s) herein, in for valuable considerations by The City of Mason, Ohio, the Grantee, herein, does hereby grant, bargain, sell, convey and release, to said Grantee, its successors and assigns forever, the following rights, privileges and easements in, upon and over certain real estate owned by the Grantor.

PARCEL(S): 23D  
WESTERN ROW ROAD

EXHIBIT

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SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Prior Instrument Reference: OR1283-79, Warren County Recorder's Office.

The right to construct, use maintain and keep in repair storm sewers together with the necessary values, manholes, fittings and appurtenances, and to be constructed and maintained.

The Grantor shall have full right to use the land within the said right of way and easement for any purpose consistent with the rights herein granted to the Grantee, its successors and assigns.

IN WITNESS WHEREOF Roger D. Wilson and Mavis R. Wilson have hereunto set their hands on the

4 day of April, 2007.

Roger D. Wilson  
Roger D. Wilson,  
Mavis R. Wilson  
Mavis R. Wilson

STATE OF OHIO, COUNTY OF Warren SS:

BE IT REMEMBERED, that on the 4 day of April, 2007, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Roger D. Wilson and Mavis R. Wilson, who signed or acknowledged the signing of the foregoing instrument to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Gary S. Kundert  
NOTARY PUBLIC  
My Commission expires: 8-3-2008

**GARY S KUNDERT, Notary Public**  
In and for the State of Ohio  
My commission expires August 3, 2008

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DRAINAGE EASEMENT  
WESTERN ROW ROAD  
Parcel 23D  
Roger D. Wilson and Mavis R. Wilson

Situate in Section 35, Town 4 East, Range 2 North, Between the Miamis Survey, in the City of Mason, Warren County, State of Ohio, and being part of a 5.042 acre parcel of land as conveyed to Roger D. Wilson and Mavis R. Wilson, by instrument as recorded in Official Record 1283, Page 79 of the records of the Warren County Recorder, and Parcel 23D being more particularly bounded and described, per a survey performed by LJB, Inc. in 2004 with bearings based on Ohio State Plane Coordinates, South Zone (NAD83), as follows:

Commencing at a railroad spike found in the south line of said section at the northwest corner of Christ's Church at Mason, Section 1, as recorded in Plat Book 62, Page 47 of the Plat Records of Warren County, said spike bearing North 89° 12' 08" West 15.71 feet from the southeast corner of said parcel, said spike being in the south line of said parcel and 8.80 feet left of the centerline of construction of Western Row Road Station 40+95.84;

Thence with the south line of the said parcel and the south line of said section North 88° 59' 11" West 328.03 feet to the southwest corner of said parcel, being the southeast corner of Winding Creek Estates, Section One, as recorded in Plat Book 6 page 80, Warren County records, said corner being 10.97 feet left of the centerline of construction of Western Row Road Station 37+67.63;

Thence with the west line of the said parcel and the east line of said plat North 05° 25' 22" East 23.60 feet to an iron pin set in the new north right of way line of Western Row Road, said pin bearing South 05° 25' 22" West 6.53 feet from an iron pin found at the southeast corner of Lot 31 of said plat, said set pin being 34.50 feet left of the centerline of construction of Western Row Road Station 37+69.44;

Thence with said new north right of way line South 88° 58' 47" East 205.43 feet to an iron pin set at an angle point, said pin being 34.50 feet left of the centerline of construction of Western Row Road Station 39+74.88;

Thence continuing with said new north right of way line North 88° 55' 11" East 14.49 feet to the TRUE POINT OF BEGINNING being 34.77 feet left of the centerline of construction of Western Row Road Station 39+90.00;

Thence North 00° 01' 48" West 39.23 feet to a point being 74.00 feet left of the centerline of construction of Western Row Road Station 39+90.00;

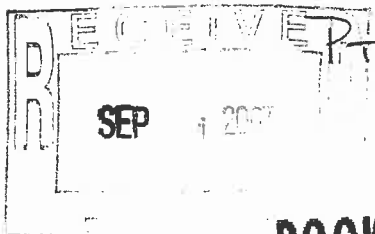
Thence North 89° 58' 12" East 37.00 feet to a point being 74.00 feet left of centerline of construction of Western Row Road Station 40+27.00;

Thence South 00° 01' 48" East 38.55 feet to a point in the new north right of way line of Western Row Road being 35.45 feet left of the centerline of construction of Western Row Road Station 40+27.00;

Thence with the said north right of way line South 88° 55' 11" West 37.01 feet to the TRUE POINT OF BEGINNING, containing 0.033 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 23D above was calculated and derived from a survey made under the supervision of Harry G. Herbst III, Ohio Registered Surveyor Number 6596.

The above described area is contained within the Warren County Auditor's Parcel Identification Number 16354520080.



16-35-452-008 (RF)  
EASEMENT ONLY

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TRANSFER NOT NECESSARY  
NICK NELSON, AUDITOR  
WARREN COUNTY, OHIO

JUL 26 2007

NICK NELSON  
AUDITOR, WARREN CO. OHIO