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TEMPORARY ORDINANCE NO. 22-17

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT AN EASEMENT NECESSARY TO CONSTRUCT, REPAIR, MAINTAIN, OPERATE, INSPECT, REPLACE, OR REMOVE A GAS LINE AND APPURTENANCES

WHEREAS, there exists a real and present need to accept said easement for the construction, repair, maintenance, operation, inspection, replacement, and/or removal of a gas line;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. The following easement be accepted as shown in the attachment:

<u>PROPERTY OWNER</u>	<u>PERMANENT EASEMENT</u>	<u>EXHIBIT</u>
Sladeco, Inc.	0.194 Acres	A

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

Requested by Law Committee

I, Teresa Lee Sandy, Clerk of Council do hereby certify that on \_\_\_\_\_, 2017 in the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

\_\_\_\_\_  
Clerk of Council



**TOBIN-McFARLAND SURVEYING, INC.**

**Professional Land Surveyors**

111 West Wheeling Street  
Lancaster, Ohio 43130  
Phone (740) 687-1710  
Fax. (740) 687-0877

**Description of Gas Line Easement  
0.194 Acres (8436 Square Feet)**

Situated in the State of Ohio, Fairfield County, City of Lancaster, Township 15, Range 19, Section 35, also part of Block 4 in the Colonial Heights Addition and part of Block 4 in the West View Heights Addition.

Being part of the 6.07 Acre Tract described in a deed to Sladeco, Inc. as recorded in Official Record 1284, Page 2789 and being more fully described as follows:

Beginning at point on the west line of Whittier Drive (60' right of way) and east line of said 6.07 acres, said point being South 14 degrees 49'00" West a distance of 141.57 feet from the intersection of the west line of Whittier Street with the south line of Scenic Drive (60' right of way);

Thence South 14 degrees 49'00" West a distance of 46.95 feet to a point on the west line of Whittier Drive;

Thence the following fifteen (15) courses:

- (1) North 75 degrees 05'03" West a distance of 24.36 feet;
- (2) South 14 degrees 54'57" West a distance of 22.00 feet;
- (3) North 75 degrees 05'03" West a distance of 361.93 feet;
- (4) North 14 degrees 54'57" East a distance of 10.00 feet;
- (5) Along the southerly line of the existing concrete walk South 75 degrees 05'03" East a distance of 351.93 feet;
- (6) North 14 degrees 54'57" East a distance of 22.00 feet;
- (7) South 75 degrees 05'03" East a distance of 24.34 feet;
- (8) North 14 degrees 49'00" East a distance of 26.95 feet;
- (9) North 75 degrees 06'13" West a distance of 25.00 feet;
- (10) North 14 degrees 53'47" East a distance of 21.92 feet;
- (11) Along the northerly line of the existing concrete walk North 75 degrees 06'13" West a distance of 351.53 feet;
- (12) North 14 degrees 53'47" East a distance of 10.00 feet;
- (13) South 75 degrees 06'13" East a distance of 361.52 feet;
- (14) South 14 degrees 53'47" West a distance of 21.92 feet;
- (15) South 75 degrees 06'13" East a distance of 25.00 feet to the point of beginning.

Bearings are based on deed bearings and are used to denote angles only. For additional information see "Plat of Survey" made in conjunction with and considered an integral part of this description.

This description is based on a survey made in April of 2017 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

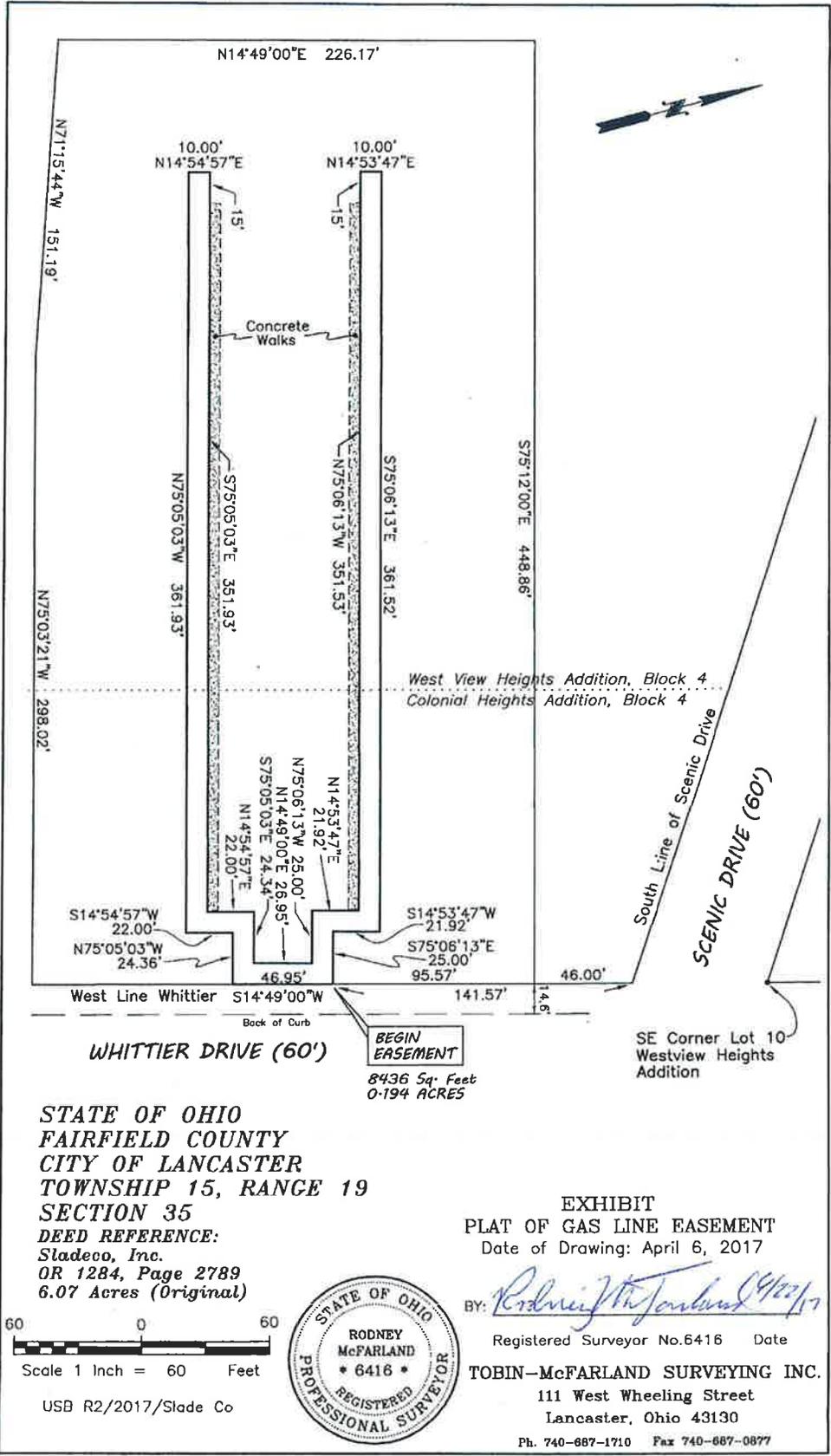


*Rodney McFarland 4/20/17*

Rodney McFarland, P.S. Date  
April 6, 2017 originals are signed in blue ink

SladecoEase.docx  
USB R2/2017/Slade Co





STATE OF OHIO  
 FAIRFIELD COUNTY  
 CITY OF LANCASTER  
 TOWNSHIP 15, RANGE 19  
 SECTION 35  
 DEED REFERENCE:  
 Sladeco, Inc.  
 OR 1284, Page 2789  
 6.07 Acres (Original)

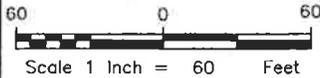
EXHIBIT  
 PLAT OF GAS LINE EASEMENT  
 Date of Drawing: April 6, 2017

BY: *Rodney McFarland* 04/06/17

Registered Surveyor No. 6416 Date

TOBIN-McFARLAND SURVEYING INC.  
 111 West Wheeling Street  
 Lancaster, Ohio 43130

Ph. 740-687-1710 Fax 740-687-0877



USB R2/2017/Slade Co



**DEED OF PERMANENT EASEMENT  
GENERAL UTILITY UNDERGROUND FACILITIES EASEMENT**

The **Sladeco, Inc.**, having a mailing address of 5365 Lambert Road, Grove City, Ohio 43123 ("Grantor"), for good and valuable consideration received, does hereby grant, bargain, sell and convey to the **City of Lancaster**, an Ohio municipal corporation, having a mailing address of 104 East Main Street, Lancaster, Ohio 43130, its successors and assigns ("Grantee"), a **permanent General Utility Underground Facilities Easement** ("Easement"), together with appurtenant rights in, under, along, over, across, and upon the real property (or a portion of the real property) owned by Grantor, located in the State of Ohio, County of Fairfield, City of Lancaster, and more fully described as Parcel No. 0532199600, 209 Whittier Drive South, Lancaster, Ohio 43130, and being 6.07 acres recorded in Official Record 1284, Page 2789 ("Real Property"). The exact location of the Easement consists of a 0.194 acre portion of the Real Property more specifically described in the Description of Gas Line Easement and Plat of Survey attached hereto as Exhibit "A" and "B" and incorporated herein by reference ("Easement Premises").

By acceptance of this Easement, the parties mutually agree that it is in their best interest for the Grantor to grant and the Grantee to accept the following conditions and covenants to do the following:

1. Grantor hereby grants and conveys to Grantee a permanent Easement to survey, construct, operate, maintain, remove, replace and control General Utility Underground Facilities, subject to the terms and conditions hereinafter set forth, in, under, along, over, across, and upon the Easement Premises, together with all reasonable rights of ingress and egress across the Real Property owned by Grantor necessary for the exercise of the rights herein granted.
2. Grantor shall permit Grantee's employees, agents, and contractors to enter upon the Real Property for the purposes of constructing, maintaining, operating, and replacing the General Utility Underground Facilities and associated equipment and appurtenances thereto over and across the Easement Premises, and shall not interfere with Grantee's use, access, ingress and egress to the Easement Premises. Grantee shall be permitted to construct roadways, signage, barriers, fencing, and landscaping as Grantee determines is necessary. The right to use the Easement Premises shall belong to the Grantee and its agents, employees, designees, contractors, guests, invitees, successors and assigns, and all those acting by or on behalf of it for the purposes of establishing, laying, constructing, reconstruction, installing, realigning, modifying, replacing, improving, adding, altering, substituting, operating, maintaining, accessing, inspecting, patrolling, protecting, repairing, changing the size of, or relocating the General Utility Underground Facilities and associated equipment and appurtenances thereto within the Easement Premises.
3. All improvements on the Easement Premises shall be at the sole cost of the Grantee.
4. Grantee agrees to comply in all material respects, at its sole cost, with all applicable federal, state and local laws, rules, and regulations which are applicable to Grantee's

activities hereunder, including without limitation, the construction, use, operation, maintenance, repair and service of the General Utility Underground Facilities and associated equipment and appurtenances thereto.

5. Grantee will, insofar as reasonably practicable, level, re-grade, and reseed the ground disturbed by Grantee's use of the Easement Premises and will maintain the Easement Premises clean of all litter and trash during periods of construction, operation, maintenance, repair or removal. All construction debris shall be cleaned up and removed from Grantor's lands upon completion of installation and construction of the General Utility Underground Facilities and associated equipment and appurtenances thereto.
6. Grantor may not erect new or additional power and transmission lines, water, sewer, or other utility lines, or wells within the Easement Premises, and Grantor may not grant any additional easement(s) within the Easement Premises.
7. No buildings or other structures shall be constructed in the Easement Premises by Grantor, nor shall Grantor cause any excavating or filling to be done which, in the reasonable judgment of Grantee, would impair Grantee's exercise of the rights granted hereunder or its ability to maintain its Easement.
8. Grantee has the right (1) to mow the Easement Premises, (2) to trim, cut down or eliminate trees or shrubbery that, in the sole judgment of Grantee, interfere with the operation of the General Utility Underground Facilities, (3) to remove possible hazards to the General Utility Underground Facilities, and (4) to remove or prevent the construction of any and all buildings, structures, reservoirs or other obstructions on the Easement Premises which, in the sole judgment of the Grantee, may endanger or interfere with the efficiency, safety, or convenient operation of the General Utility Underground Facilities. All trees, brush and other debris caused by construction shall be burned and/or chipped and spread on the Easement Premises or removed to an authorized disposal site. The method of disposal shall be selected by Grantee.
9. Grantor reserves the right to use the Easement Premises in any manner that will not prevent or interfere with the exercise by the Grantee of the rights granted hereunder; provided, however, that Grantor shall not obstruct, or permit to be obstructed, the Easement Premises without the express prior written consent of Grantee.
10. Grantee shall have the right to periodically inspect the Easement Premises for violations of the covenants and restrictions set forth herein. If Grantor or its successors and assigns violate any of these covenants and restrictions Grantor shall cure the violation(s) within sixty (60) days of receipt of notice thereof from Grantee. If Grantor fails to adequately cure or eliminate the violation(s) within the sixty (60) day time period, Grantee may cause the cure of the violation(s), and Grantor shall immediately reimburse Grantee for all costs and expenses incurred in curing the violation(s). Grantee shall also have the right to obtain injunctive relief for the enforcement of the covenants and restrictions from a court of competent jurisdiction.

11. Grantee shall have the right to post and/or mark the boundaries of the Easement Premises.
12. Grantee shall have exclusive possession of the Easement Premises at all times.
13. This Easement, its terms and conditions contained herein and all rights, title and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.
14. Grantor agrees that Grantee may assign the rights granted to it hereunder to any assignee who demonstrates sufficient competence and gives adequate assurances that any work to be performed pursuant to such assignment shall be done in a skillful manner.
15. Said Easement may not be sold or transferred without Grantor's specific written authority regardless of whether such action is deemed to result in any additional burden or damage to Grantor's property.
16. If any damage to Grantor's Real Property is caused by Grantee's exercise of its rights hereunder, Grantee shall promptly restore any disturbed areas as nearly as possible to the condition existing prior to the occurrence of the damage.
17. Grantor covenants with Grantee that it is the true and lawful owner of the Real Property inclusive of the Easement Premises, and is lawfully seized of the same in fee simple and has good right and full power to grant this Easement. Grantor represents and warrants that he/she/it is the sole free owner(s) of the property herein described and the he/she/it has the authority to convey said rights and interests to the Grantee. Grantor represents and warrants that, except for easements, conditions, agreements, restrictions, reservations and covenants of record prior to the date of this Agreement, there are no liens, encumbrances or mortgages affecting the land underlying the Easements except: NONE.
18. Grantor agrees to defend, indemnify and hold harmless Grantee from any and all claims disputing Grantor's legal right to convey the Easement to Grantee, as well as all claims for payment or restitution made by a third party. Grantor agrees to reimburse Grantee for its costs, including attorney's fees, in asserting or defending all claims made which dispute Grantor's legal right(s) to convey the Easement.
19. This Easement shall be interpreted, enforcement and governed under the laws of the State of Ohio. If the Easement covers property located in more than one county, venue shall be in the county where the majority of the property geographically exists.
20. This Easement embodies the entire agreement between the parties hereto with respect to the Easements and supersedes any and all agreements representations, warranties, or statements which may have been made between the parties prior to the date hereof, whether express, implied, written, or verbal, concerning the subject matter hereof, and this Easement shall not be modified or amended except by written instrument executed by each party hereto.

IN WITNESS WHEREOF, the parties have executed or have caused this instrument to be executed by their proper officers duly authorized to do so on this \_\_\_\_ day of \_\_\_\_\_, 2017.

**GRANTOR:**

**GRANTEE:**

**Sladeco, Inc.**

**City of Lancaster, Ohio**

\_\_\_\_\_  
**Mark Slade**

\_\_\_\_\_  
**Paul D. Martin**

**Title:** \_\_\_\_\_

**Service-Safety Director**

State of Ohio :  
County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Mark Slade**, who acknowledged that he/she did sign the foregoing instrument and that the same was his/her free act and deed.

IN TESTIMONY WHEREOF, I have set my hand and official seal, at Lancaster, Ohio, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
**Notary Public, State of Ohio**

State of Ohio :  
County of Fairfield : ss

BEFORE ME, a Notary Public in and for said county and state, did personally appear the above-named **Paul D. Martin**, who acknowledged that he did sign the foregoing instrument and that the same was his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Lancaster, Ohio, this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
**Notary Public, State of Ohio**

*This instrument prepared by:*  
Randall T. Ullom  
Law Director & City Prosecutor  
City of Lancaster, Ohio  
P.O. Box 1008  
Lancaster, Ohio 43130