

Village of Mantua Water System Parcel Information <sup>1</sup>				
Parcel Number	Owner	Property Address/Street	Acres	Notes
24-034-10-00-019-000	MANTUA VILLAGE OF	RESERVOIR	0.5	Reservoir & Booster Station Lot
24-034-10-00-019-001	MANTUA VILLAGE OF	RESERVOIR	0.07	Right of Way east side of Reservoir
24-034-10-00-046-000	MANTUA VILLAGE OF	RESERVOIR	0.1	Right of Way east side of Reservoir
24-034-10-00-049-000	MANTUA VILLAGE OF	RESERVOIR	0.07	Right of Way east side of Reservoir
24-040-20-00-006-001	MANTUA VILLAGE OF	4466 MATS RD	29.82	Water Treatment Plant
24-040-20-00-006-006	MANTUA VILLAGE OF	4500 ORCHARD	20.325	Water Treatment Plant
Village of Mantua Wastewater System Parcel Information <sup>1</sup>				
Parcel Number	Owner	Property Address/Street	Acres	Notes
24-040-20-00-012-000	MANTUA VILLAGE OF	MATS RD	0.178	Wastewater Treatment Plant
24-040-20-00-006-002	MANTUA VILLAGE OF	MATS RD	1.775	Wastewater Treatment Plant
24-041-40-00-001-007	MANTUA VILLAGE OF	ORCHARD ST	0.64	Wastewater Treatment Plant
24-041-40-00-014-000	MANTUA VILLAGE OF	MAIN	0.75	Wastewater Treatment Plant
24-041-40-00-020-001	MANTUA VILLAGE OF	MATS RD	0.28	Riverbank parcel by Wastewater Plant
Village of Mantua Wastewater Easement Information <sup>1,2</sup>				
Parcel Number	Owner	Property Address/Street	Acres	Notes
24-041-40-00-005-001	MANTUA VILLAGE OF	MAIN ST	0.03	North River Pump Station
24-035-30-00-016-000	MANTUA VILLAGE OF	4789 HIGH ST		East High St. Grinder Station in R.O.W.
24-035-10-00-054-000	MANTUA VILLAGE OF	10937 FERNWAY DR		Ambler Pump Station in Easement
24-035-20-00-026-000	MANTUA VILLAGE OF	BRAMLEY ALLOTMENT	0.102	Crestwood School Easement for Sanitary Sewer
24-034-10-00-005-002	MANTUA VILLAGE OF	BRAMLEY ALLOTMENT	0.346	Kenneth Wayner Easement for Sanitary Sewer
24-034-10-00-005-000	MANTUA VILLAGE OF	BRAMLEY ALLOTMENT	0.036	Matthew Benner Easement for Sanitary Sewer
24-034-10-00-001-005	MANTUA VILLAGE OF	BRAMLEY ALLOTMENT	0.218	Mark Gonczy Easement for Sanitary Sewer
24-034-10-00-031-000	MANTUA VILLAGE OF	BRAMLEY ALLOTMENT	0.082	Judith Ann Gonczy Easement for Sanitary Sewer
24-041-14-00-081-000	MANTUA VILLAGE OF	ORCHARD ST	0.023	Compass Realty Easement for Sanitary Sewer
24-041-14-00-082-000	MANTUA VILLAGE OF	ORCHARD ST	0.024	Compass Realty Easement for Sanitary Sewer
24-041-14-00-078-000	MANTUA VILLAGE OF	ORCHARD ST	0.006	David Pifer Easement for Sanitary Sewer
24-041-14-00-079-000	MANTUA VILLAGE OF	ORCHARD ST	0.003	David Pifer Easement for Sanitary Sewer
24-041-14-00-083-000	MANTUA VILLAGE OF	ORCHARD ST	0.027	Ballantine Easement for Sanitary Sewer

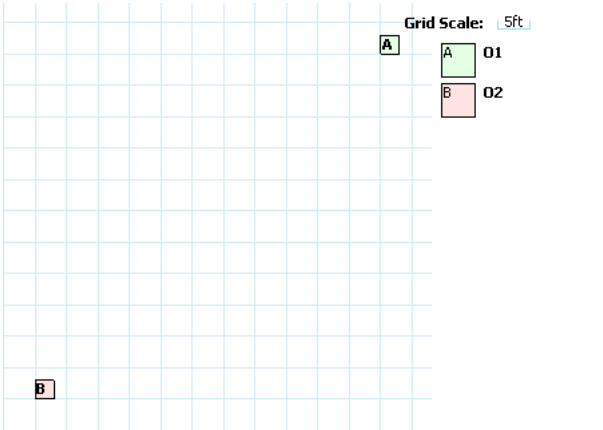
1. Parcel Information Obtained from Portage County Auditor Online Parcel Data (<http://portagecountyauditor.org>)

2. Easement information provided by the Village of Mantua

Portage County, Ohio - Property Record Card  
Parcel: 24-034-10-00-019-000  
Card: 1

GENERAL PARCEL INFORMATION

Owner MANTUA VILLAGE OF  
Property Address RESERVOIR  
Mailing Address  
  
Land Use 640 - EXEMPT PROP OWN BY MUNICIPALITIES  
Legal Description LOT 34 SD-9



VALUATION

	Appraised	Assessed
Land Value	\$30,900.00	\$10,820.00
Improvements Value	\$43,300.00	\$15,160.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$25,980.00	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
A0 - Row	0.051	0	0	0	0
L1 - Regular Lot	0.4495	178	110	0	30890

ADDITIONS

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Miscellaneous - 199	1898	0x0	250000	\$35,600.00
Garage CB - 5	2008	20x16	320	\$7,700.00

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
1/1/1990	MANTUA VILLAGE OF	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-034-10-00-019-001  
Card: 1

GENERAL PARCEL INFORMATION

Owner MANTUA VILLAGE OF  
Property Address RESERVOIR  
Mailing Address  
  
Land Use 640 - EXEMPT PROP OWN BY MUNICIPALITIES  
Legal Description LOT 34 SD-40



A sketch is unavailable for this parcel.

VALUATION

	Appraised	Assessed
Land Value	\$100.00	\$40.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$40.00	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
G1 - Units	0	0	0	0	100

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
1/1/1990	MANTUA VILLAGE OF	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-034-10-00-046-000  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	MANTUA VILLAGE OF
Property Address	RESERVOIR
Mailing Address	

Land Use	640 - EXEMPT PROP OWN BY MUNICIPALITIES
Legal Description	LOT 34 SD-49

VALUATION		
	Appraised	Assessed
Land Value	\$100.00	\$40.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$40.00	

LAND					
Land Type	Acreage	Depth	Frontage	D. Factor	Value
G1 - Units	0	0	0	0	100

AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value



A sketch is unavailable for this parcel.

RESIDENTIAL
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ADDITIONS
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IMPROVEMENTS
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SALES			
Date	Buyer	Seller	Price
1/1/1990	MANTUA VILLAGE OF	Unknown	0

COMMERCIAL
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Portage County, Ohio - Property Record Card  
Parcel: 24-034-10-00-049-000  
Card: 1

GENERAL PARCEL INFORMATION

Owner MANTUA VILLAGE OF  
Property Address RESERVOIR  
Mailing Address  
  
Land Use 640 - EXEMPT PROP OWN BY MUNICIPALITIES  
Legal Description LOT 34 SD-40



VALUATION

	Appraised	Assessed
Land Value	\$100.00	\$40.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$40.00	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
G1 - Units	0	0	0	0	100

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
1/1/1990	MANTUA VILLAGE OF	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-040-20-00-006-001  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	MANTUA VILLAGE OF
Property Address	4466 MATS RD
Mailing Address	4736 E HIGH ST MANTUA OH 44255
Land Use	640 - EXEMPT PROP OWN BY MUNICIPALITIES
Legal Description	ATWATER LOTS 40 & 41

VALUATION		
	Appraised	Assessed
Land Value	\$170,700.00	\$59,750.00
Improvements Value	\$135,900.00	\$47,570.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$107,320.00	

LAND					
Land Type	Acreage	Depth	Frontage	D. Factor	Value
A1 - Primary Site	1	0	0	0	32500
A4 - Undeveloped	16.82	0	0	0	126150
A9 - Waste	12	0	0	0	12000

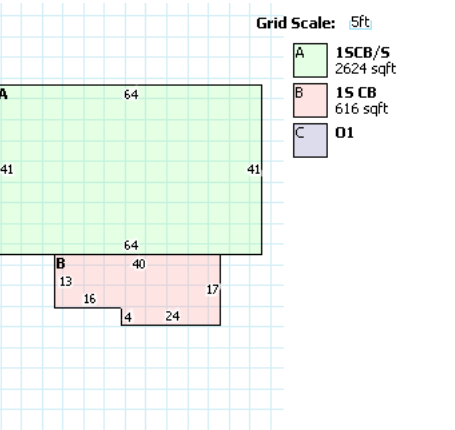
AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value



RESIDENTIAL

ADDITIONS

SALES			
Date	Buyer	Seller	Price
12/30/1993	MANTUA VILLAGE OF	Unknown	0



IMPROVEMENTS				
Description	Year Built	Dimension	Area	Value
Paving Concrete -	1998	0x0	4800	\$6,200.00

COMMERCIAL	
Description	Storage Warehouse
Year Built	1998
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	2624
Wall Height	13
Section Story Count	1

Portage County, Ohio - Property Record Card  
Parcel: 24-040-20-00-006-006  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	MANTUA VILLAGE OF
Property Address	4500 ORCHARD
Mailing Address	4736 E HIGH ST MANTUA OH 44255
Land Use	660 - EXEMPT PROP OWN BY PARK DISTRICTS
Legal Description	ATWATER LOT 40 & 41



A sketch is unavailable for this parcel.

VALUATION		
	Appraised	Assessed
Land Value	\$79,300.00	\$27,760.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$27,760.00	

RESIDENTIAL

LAND					
Land Type	Acreage	Depth	Frontage	D. Factor	Value
A4 - Undeveloped	20.325	0	0	0	79270

ADDITIONS

IMPROVEMENTS

AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value

SALES			
Date	Buyer	Seller	Price
11/25/2013	MANTUA VILLAGE OF	MANTUA VILLAGE OF	0
10/22/2001	MANTUA VILLAGE OF	**PARCEL CREATED	0
10/22/2001	**PARCEL CREATED	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-041-40-00-014-000  
Card: 1

GENERAL PARCEL INFORMATION

Owner MANTUA VILLAGE OF  
Property Address MAIN  
Mailing Address

Land Use 640 - EXEMPT PROP OWN BY MUNICIPALITIES  
Legal Description LOT 41 SD-6-7



A sketch is unavailable for this parcel.

VALUATION

	Appraised	Assessed
Land Value	\$24,400.00	\$8,540.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$8,540.00	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
A1 - Primary Site	0.75	0	0	0	24380

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

Date	Buyer	Seller	Price
1/1/1990	MANTUA VILLAGE OF	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-040-20-00-006-002  
Card: 1

GENERAL PARCEL INFORMATION

Owner	MANTUA VILLAGE OF
Property Address	MATS RD
Mailing Address	4736 HIGH ST MANTUA OH 44255
Land Use	640 - EXEMPT PROP OWN BY MUNICIPALITIES
Legal Description	ATWATER LOTS 40 & 41

VALUATION

	Appraised	Assessed
Land Value	\$57,700.00	\$20,200.00
Improvements Value	\$1,275,000.00	\$446,250.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$466,450.00	

LAND

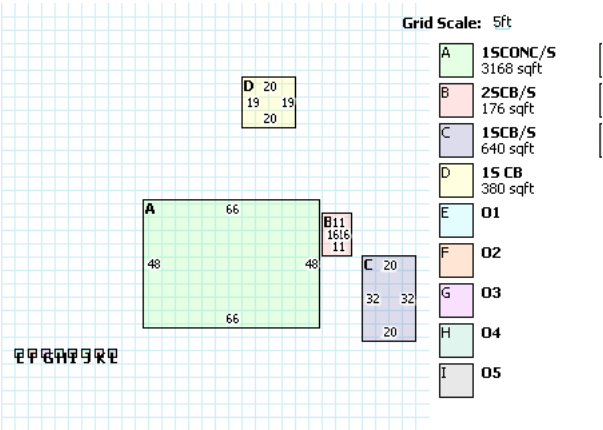
Land Type	Acreage	Depth	Frontage	D. Factor	Value
A1 - Primary Site	1.775	0	0	0	57690

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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RESIDENTIAL



ADDITIONS

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
Water Treat Plant	2002	0x0	500000	\$1,275,000.0
Miscellaneous - 199	1970	0x0	0	\$0.00
Misc Comercial Bldg	2002	20x19	380	\$0.00
Miscellaneous - 199	2002	66x48	3168	\$0.00
Miscellaneous - 199	2002	0x0	0	\$0.00
Miscellaneous - 199	2002	0x0	0	\$0.00
Miscellaneous - 199	2002	0x0	0	\$0.00
Misc Comercial Bldg	2002	32x20	640	\$0.00
Misc Comercial Bldg	2002	16x11	176	\$0.00
Miscellaneous - 199	2002	0x0	0	\$0.00

SALES

Date	Buyer	Seller	Price
11/12/1998	MANTUA VILLAGE OF	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-041-40-00-001-007  
Card: 1

GENERAL PARCEL INFORMATION

Owner	MANTUA VILLAGE OF
Property Address	ORCHARD ST
Mailing Address	4736 E HIGH ST
	MANTUA OH 44255
Land Use	640 - EXEMPT PROP OWN BY MUNICIPALITIES
Legal Description	ATWATER LOTS 40 & 41



A sketch is unavailable for this parcel.

VALUATION

	Appraised	Assessed
Land Value	\$20,800.00	\$7,280.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$7,280.00	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
A1 - Primary Site	0.64	0	0	0	20800

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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SALES

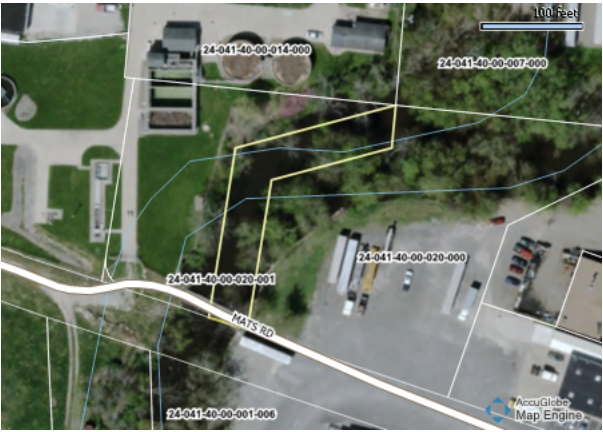
Date	Buyer	Seller	Price
12/30/1993	MANTUA VILLAGE OF	Unknown	0

COMMERCIAL



Portage County, Ohio - Property Record Card  
Parcel: 24-041-40-00-020-001  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	MANTUA VILLAGE OF
Property Address	MATS RD
Mailing Address	4736 E HIGH ST MANTUA OH 44255
Land Use	640 - EXEMPT PROP OWN BY MUNICIPALITIES
Legal Description	ATWATER LOT 41



A sketch is unavailable for this parcel.

VALUATION		
	Appraised	Assessed
Land Value	\$200.00	\$70.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$70.00

RESIDENTIAL

LAND					
Land Type	Acreage	Depth	Frontage	D. Factor	Value
G1 - Units	0	0	0	0	200

ADDITIONS

IMPROVEMENTS

AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value

SALES			
Date	Buyer	Seller	Price
8/8/2002	MANTUA VILLAGE OF	**PARCEL CREATED	0
8/8/2002	**PARCEL CREATED	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-041-40-00-005-001  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	STATE OF OHIO
Property Address	MAIN ST
Mailing Address	705 OAKWOOD ST RAVENNA OH 44266
Land Use	610 - EXEMPT PROP OWN BY ST OF OHIO
Legal Description	LOT 41 SD-30



A sketch is unavailable for this parcel.

VALUATION		
	Appraised	Assessed
Land Value	\$100.00	\$40.00
Improvements Value	\$0.00	\$0.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$40.00

RESIDENTIAL

LAND					
Land Type	Acreage	Depth	Frontage	D. Factor	Value
G1 - Units	0	0	0	0	100

ADDITIONS

IMPROVEMENTS

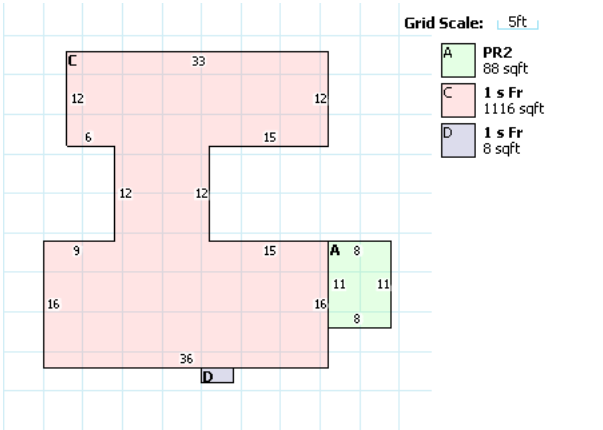
AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value

SALES			
Date	Buyer	Seller	Price
8/16/1991	STATE OF OHIO	Unknown	0

COMMERCIAL

Portage County, Ohio - Property Record Card  
Parcel: 24-035-30-00-016-000  
Card: 1

GENERAL PARCEL INFORMATION	
Owner	MATLOCK ELLEN J IMHOF & TIMOTHY M
Property Address	(J&S)
Mailing Address	4789 E HIGH ST 46 S AURORA RD AURORA OH 44202
Land Use	442 - MEDICAL CLINICS AND OFFICES
Legal Description	LOT 35 SD-88



VALUATION		
	Appraised	Assessed
Land Value	\$24,000.00	\$8,400.00
Improvements Value	\$43,800.00	\$15,330.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$23,730.00	

RESIDENTIAL			
Building Style	CONVENTIONAL	Full Baths	1
Year Built	1950	Half Baths	0
Stories	1	Basement	PT BASEMENT
Finished Area	1124	Finished Basement Area	0
First Floor Area	1124	Heating	BASE
Half Floor Area	0	Cooling	NONE
Upper Floor Area	0	Exterior Wall	FRAME/SIDING
Rooms	5	Attic	NONE
Bedrooms	2	Number of Fireplace Openings	0
Family Rooms	1	Number of Fireplace Stacks	0

LAND					
Land Type	Acreage	Depth	Frontage	D. Factor	Value
A0 - Row	0.056	0	0	0	0
L1 - Regular Lot	0.1636	95	75	0	24030

ADDITIONS			
Description	Area	Year Built	Value
PR2 - Porch Frame -	88	0	\$5,390.00

IMPROVEMENTS

AGRICULTURAL				
Land Type	Land Usage	Soil Type	Acres	Value

SALES			
Date	Buyer	Seller	Price
3/26/1998	MATLOCK ELLEN J IMHOF	SEGEDY ARTHUR E	160000
3/26/1998	SEGEDY ARTHUR E	Unknown	0

COMMERCIAL

# Portage County, Ohio - Property Record Card

## Parcel: 24-035-10-00-054-000

### Card: 1

#### GENERAL PARCEL INFORMATION

Owner MOORE LESLIE R & YVONNE D (J&S)  
 Property Address 10937 FERNWAY  
 Mailing Address 10937 FERNWAY DR  
 MANTUA OH 44255  
 Land Use 510 - SINGLE FAMILY DWLG  
 Legal Description CRESTWOOD LOT 41 S F 293.75

#### VALUATION

	Appraised	Assessed
Land Value	\$37,500.00	\$13,130.00
Improvements Value	\$166,200.00	\$58,170.00
CAUV Value	\$0.00	\$0.00
Taxable Value		\$71,300.00

#### LAND

Land Type	Acreage	Depth	Frontage	D. Factor	Value
L1 - Regular Lot	0.7103	119	260	100	37520

#### AGRICULTURAL

Land Type	Land Usage	Soil Type	Acres	Value
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Village of Mantua, Ohio  
ORDINANCE 2013-96  
"EXHIBIT B"

PERMANENT EASEMENT FOR SANITARY SEWER  
VILLAGE OF MANTUA  
PORTAGE COUNTY, OHIO

PERMANENT PARCEL NUMBER  
24-035-20-00-026-000

KNOW ALL MEN BY THESE PRESENTS, that Crestwood Local School District Board of Education, the Grantor herein, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant and release to the Village of Mantua, 4650 High Street, Mantua, Ohio 44255, its successors and assigns, the right to construct, repair, replace, relay, maintain, operate and inspect a sanitary sewer and necessary appurtenances thereto, and forever to have and to hold such right for the purposes and under the conditions herein set forth across the following real estate in said Village of Mantua, Portage County, State of Ohio and described as follows:

EASEMENT DESCRIPTION:

(See Attached Exhibit "1-A")

The Grantor to fully use and enjoy the said premises, except for the purposes granted to the said Grantee and provided the said Grantor shall not construct nor permit to be constructed any house, structures, or obstructions on or over, or that will interfere with the construction, maintenance or operation of the sanitary sewer or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer.

The grant is made on the express condition that said Village of Mantua shall as far as possible after the construction of said sanitary sewer and all subsequent alterations or repairs thereunto, restore all property belonging to the Grantor except building or other structures located in the permanent easement to its original condition and shall reasonably compensate the Grantor for any property damaged or destroyed except buildings or other structures located in the permanent easement which cannot be restored to its original condition, as a result of or in consequence of said construction, maintenance and repair of said sanitary sewer.

The location of the easement above described shall be indicated on plans on file in the Village of Mantua, 4650 High Street, Mantua, Ohio 44255.

TO HAVE AND TO HOLD said premises, to said Grantee, its successors and assigns forever, for the purposes hereinbefore mentioned.

Village of Mantua, Ohio  
ORDINANCE 2013-96  
"EXHIBIT B"

The Grantor further covenants with the Grantee, its successors and assigns that she is well seized of said premises as an estate in fee simple and that it is free from all encumbrances and they will warrant and defend the title to said premises against all claims.

Signed and executed this 6 day of August, 2013.

Jill A. Rowe  
Print Name

Grantor

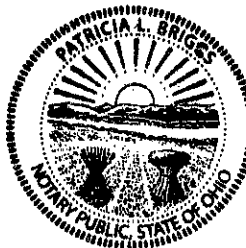
[Signature]  
Signature

STATE OF OHIO           )  
  ) SS:  
COUNTY OF PORTAGE    )

BE IT REMEMBERED, that on this 6 day of August, 2013, before me the subscriber, a Notary Public, in and for said County, personally came the above named, Jill A. Rowe, Crestwood School District Board of Education, the Grantor in the foregoing deed of easement and acknowledged the signed of the same to be a voluntary act and deed for the purposes and uses therein mentioned.

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

Patricia L. Briggs  
Notary Public  
My Commission expires:



PATRICIA L. BRIGGS  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 12/11/2017



LEGAL DESCRIPTION OF A SANITARY SEWER EASEMENT  
THROUGH LAND OF CRESTWOOD LOCAL SCHOOL DISTRICT BOARD OF EDUCATION  
WHO CLAIMS TITLE THROUGH INSTRUMENT RECORDED  
IN DOCUMENT #200405023  
(PP# 24-035-20-00-026-000)

EXHIBIT "1-A"

Situated in the Village of Mantua, County of Portage and State of Ohio and known as being an easement for sanitary sewer purposes in part of Mantua Township Lot 34 in said Village and is bounded and described as follows;

Beginning at an iron pin in the northerly line of land conveyed to Judith Ann Gonczy by instrument recorded in Volume 1119 Page 490 of the Portage County Records also being the northwesterly corner of The Bramley Allotment as recorded in Plat Book 13, Page 19 in the Portage County records;

Thence southwesterly along the northerly line of said Gonczy, South  $89^{\circ}13'00''$  West a distance of 151.20 feet to the principal point of beginning of this easement description;

- COURSE I            Thence southwesterly along the northerly line of said Gonczy and the northerly line of land conveyed to Keith E. Letitia M. Campbell by instrument recorded in Document No. 201113371 of the Portage County records South  $89^{\circ}13'00''$  West a distance of 105.95 feet to a point;
- COURSE II           Thence North  $00^{\circ}47'00''$  West, a distance of 54.36 feet to a point;
- COURSE III           Thence North  $89^{\circ}13'00''$  East, a distance of 30.00 feet to a point;
- COURSE IV           Thence South  $66^{\circ}26'16''$  East, a distance of 83.36 feet to a point;
- COURSE V           Thence South  $00^{\circ}47'00''$  East, a distance of 20.00 feet to the principal point of beginning and containing 0.102 of an acre (4,455 S.F.) of land as calculated and described in June, 2013 by CT Consultants, Inc., Registered Engineers and Surveyors.

The bearings herein are based upon observations of existing monuments in the North American Datum of 1983 (NAD83).

Grantor claims title by instrument in Document #200405023 of the Portage County Records.

The above described easement is part of Portage County Auditor's Parcel No. 24-035-20-00-026-000.

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Village of Mantua, Ohio  
ORDINANCE 2013-98  
"EXHIBIT B"

PERMANENT EASEMENT FOR SANITARY SEWER  
VILLAGE OF MANTUA  
PORTAGE COUNTY, OHIO

PERMANENT PARCEL NUMBER  
24-034-10-00-005-002

KNOW ALL MEN BY THESE PRESENTS, that Kenneth J. Wayner and Beth H. Wayner, the Grantors herein, in consideration of the sum of Two Hundred Twenty Dollars (\$220.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do grant and release to the Village of Mantua, 4650 High Street, Mantua, Ohio 44255, its successors and assigns, the right to construct, repair, replace, relay, maintain, operate and inspect a sanitary sewer and necessary appurtenances thereto, and forever to have and to hold such right for the purposes and under the conditions herein set forth across the following real estate in said Village of Mantua, Portage County, State of Ohio and described as follows:

EASEMENT DESCRIPTION:

(See Attached Exhibit "5-A")

The Grantors to fully use and enjoy the said premises, except for the purposes granted to the said Grantee and provided the said Grantors shall not construct nor permit to be constructed any house, structures, or obstructions on or over, or that will interfere with the construction, maintenance or operation of the sanitary sewer or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer. The Village of Mantua also agrees to the following conditions as part of this easement:

1. Trees and brush cleared for the sanitary sewer construction will be cleared from the site. Stumps will be removed.
2. Major branches and sections of the large 48-inch diameter tree at High Street located near the utility pole will be logged and stacked on the property at a location agreeable to the Grantor.
3. The Village of Mantua agrees to furnish and install one (1) wye for connection to the sanitary sewer at such time the Grantors require it.

The grant is made on the express condition that said Village of Mantua shall as far as possible after the construction of said sanitary sewer and all subsequent alterations or repairs thereunto, restore all property belonging to the Grantors except building or other structures located in the permanent easement to its original condition and shall reasonably compensate the Grantors for any property damaged or destroyed except buildings or other structures located in the permanent easement which cannot be restored to its original condition, as a result of or in consequence of said construction, maintenance and repair of said sanitary sewer.

The location of the easement above described shall be indicated on plans on file in the Village of Mantua, 4650 High Street, Mantua, Ohio 44255.

Village of Mantua, Ohio  
ORDINANCE 2013-98  
"EXHIBIT B"

TO HAVE AND TO HOLD said premises, to said Grantee, its successors and assigns forever,  
for the purposes hereinbefore mentioned.

The Grantors further covenant with the Grantee, its successors and assigns that they are well  
seized of said premises as an estate in fee simple and that it is free from all encumbrances and  
they will warrant and defend the title to said premises against all claims.

Signed and executed this 29<sup>th</sup> day of August, 2013.

Grantors

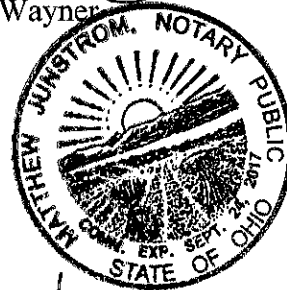
Kenneth J Wayne  
Print Name

Kenneth J. Wayne  
Kenneth J. Wayne

Beth H Wayner  
Print Name

Beth H. Wayner  
Beth H. Wayner

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF PORTAGE         )



BE IT REMEMBERED, that on this 29<sup>th</sup> day of August, 2013, before me  
the subscriber, a Notary Public, in and for said County, personally came the above named,  
Kenneth J. Wayner and Beth H. Wayner, the Grantors in the foregoing deed of easement and  
acknowledged the signed of the same to be their voluntary act and deed for the purposes and uses  
therein mentioned.

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

Matthew Junstrom  
Notary Public  
My Commission expires: 9/24/17

LEGAL DESCRIPTION OF A SANITARY SEWER EASEMENT  
THROUGH LAND OF KENNETH J. & BETH H. WAYNER  
WHO CLAIMS TITLE THROUGH INSTRUMENT RECORDED  
IN DOCUMENT #201308943  
(PP# 24-034-10-00-005-002)

EXHIBIT "5-A"

Situated in the Village of Mantua, County of Portage and State of Ohio and known as being an easement for sanitary sewer purposes in part of Mantua Township Lot 34 in said Village and is bounded and described as follows;

Beginning at an iron pin in the southeasterly corner of land conveyed to Mark Gonczy by instrument recorded in Volume 1074 Page 694 of the Portage County Records also being the southwesterly corner of The Bramley Allotment as recorded in Plat Book 13, Page 19 in the Portage County records;

Thence North 89°38'42" East, along the southerly line of said Bramley Allotment a distance of 112.15 feet to the northeasterly corner of land conveyed to Matthew Benner & Lorrie Lee Berkey-Benner by instrument recorded in Document No.201100738 of the Portage County Records;

Thence South 00°23'21" East, along the easterly line of said Benner a distance of 586.83 feet to the principal point of beginning of this easement description;

COURSE I            Thence South 38°46'16" East, a distance of 68.71 feet to a point in the northerly line of High Street 60 feet in width;

COURSE II           Thence South 89°36'39" West, along the northerly line of High Street 60 feet in width 42.67 feet to a point in the easterly line of above said Benner;

COURSE III           Thence North 00°23'21" West, along the easterly line of said Benner, 53.86 feet to the point of beginning and containing 0.026 of an acre (1,149 S.F.) of land as calculated and described in July, 2013 by CT Consultants, Inc., Registered Engineers and Surveyors.

The bearings herein are based upon observations of existing monuments in the North American Datum of 1983 (NAD83).

Grantor claims title by instrument in Doc# 201308943 of the Portage County Records.

The above described easement is part of Portage County Auditor's Parcel No. 24-034-10-00-005-002.

Village of Mantua, Ohio  
ORDINANCE 2013-97  
"EXHIBIT B"

PERMANENT EASEMENT FOR SANITARY SEWER  
VILLAGE OF MANTUA  
PORTAGE COUNTY, OHIO

PERMANENT PARCEL NUMBER  
24-034-10-00-005-000

KNOW ALL MEN BY THESE PRESENTS, that Matthew Benner and Lorrie Lee Berkey-Benner, the Grantors herein, in consideration of the sum of Two Thousand Six Hundred Eighty-Nine Dollars and Twenty-Eight Cents (\$2,689.28) and other good and valuable consideration, the receipt of which is hereby acknowledged, do grant and release to the Village of Mantua, 4650 High Street, Mantua, Ohio 44255, its successors and assigns, the right to construct, repair, replace, relay, maintain, operate and inspect a sanitary sewer and necessary appurtenances thereto, and forever to have and to hold such right for the purposes and under the conditions herein set forth across the following real estate in said Village of Mantua, Portage County, State of Ohio and described as follows:

EASEMENT DESCRIPTION:

(See Attached Exhibit "4-A")

The width of the easement is twenty (20) feet.

The Grantors to fully use and enjoy the said premises, except for the purposes granted to the said Grantee and provided the said Grantors shall not construct nor permit to be constructed any house, structures, or obstructions on or over, or that will interfere with the construction, maintenance or operation of the sanitary sewer or appurtenances constructed hereunder, and will not change the grade over such sanitary sewer. The Village of Mantua also agrees to the following conditions as part of this easement:

1. Trees, 6-inch diameter and larger, cleared for the sanitary sewer construction will be logged and stacked on the property at a location agreeable to the Grantors. Stumps will be removed.
2. All brush and limbs will be cleared from the site.
3. The Village's tap-in fee shall remain fixed for as long as the Grantors own the property effective the date of the easement.
4. The Village of Mantua agrees to furnish and install five (5) wyes for connection to the sanitary sewer at such time the Grantors require it.
5. Topsoil and excess spoil shall be stockpiled on the property at a location agreeable to the Grantors.

The grant is made on the express condition that said Village of Mantua shall as far as possible after the construction of said sanitary sewer and all subsequent alterations or repairs thereunto, restore all property belonging to the Grantors except building or other structures located in the permanent easement to its original condition and shall reasonably compensate the Grantors for any property damaged or destroyed except buildings or other structures located in the permanent

Village of Mantua, Ohio  
ORDINANCE 2013-97  
"EXHIBIT B"

easement which cannot be restored to its original condition, as a result of or in consequence of said construction, maintenance and repair of said sanitary sewer.

The location of the easement above described shall be indicated on plans on file in the Village of Mantua, 4650 High Street, Mantua, Ohio 44255.

TO HAVE AND TO HOLD said premises, to said Grantee, its successors and assigns forever, for the purposes hereinbefore mentioned.

The Grantors further covenant with the Grantee, its successors and assigns that they are well seized of said premises as an estate in fee simple and that it is free from all encumbrances and they will warrant and defend the title to said premises against all claims.

Signed and executed this 4 day of Oct., 2013.

Grantors

MATTHEW BENNER  
Print Name

Matthew Benner  
Matthew Benner

Lorrie Lee Berkey-Benner  
Print Name

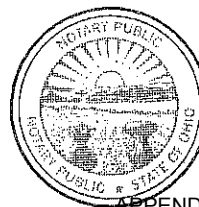
Lorrie Lee Berkey-Benner  
Lorrie Lee Berkey-Benner

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF PORTAGE         )

BE IT REMEMBERED, that on this 4 day of October, 2013, before me the subscriber, a Notary Public, in and for said County, personally came the above named, Matthew Benner and Lorrie Lee Berkey-Benner, the Grantors in the foregoing deed of easement and acknowledged the signed of the same to be their voluntary act and deed for the purposes and uses therein mentioned.

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

Robert K Zuver  
Notary Public  
My Commission expires: \_\_\_\_\_



Roberta K Zuver  
Notary Public, State of Ohio  
My Commission Expires  
July 6, 2018



Village of Mantua, Ohio  
ORDINANCE 2013-97  
"EXHIBIT B"

LEGAL DESCRIPTION OF A SANITARY SEWER EASEMENT  
THROUGH LAND OF MATTHEW BENNER & LORRIE LEE BERKEY-BENNER  
WHO CLAIMS TITLE THROUGH INSTRUMENT RECORDED  
IN DOCUMENT #201100738  
(PP# 24-034-10-00-005-000)

EXHIBIT "4-A"

Situated in the Village of Mantua, County of Portage and State of Ohio and known as being an easement for sanitary sewer purposes in part of Mantua Township Lot 34 in said Village and is bounded and described as follows;

Beginning at an iron pin in the southeasterly corner of land conveyed to Mark Gonczy by instrument recorded in Volume 1074 Page 694 of the Portage County Records also being the southwesterly corner of The Bramley Allotment as recorded in Plat Book 13, Page 19 in the Portage County records;

- COURSE I            Thence North 89°38'43" East, a distance of 112.15 feet to a point in the northwesterly corner of land conveyed to Kenneth J. & Beth H. Wayner by instrument recorded in Document #201308943 of the Portage County records;
- COURSE II           Thence South 00°23'21" East, along the westerly line of said Wayner 640.69 feet to a point in the northerly line of High Street 60 feet in width;
- COURSE III          Thence South 89°36'39" West, along the northerly line of said High Street, 20.00 feet to a point;
- COURSE IV          Thence North 00°23'21" West, by a line which is parallel with the westerly line of said Wayner and a distance of 20.00 feet westerly by normal measure therefrom 620.70 feet to a point;
- COURSE V           Thence South 89°21'37" West, a distance of 111.96 feet to an angle point;
- COURSE VI           Thence North 00°56'22" West a distance of 20.00 feet to a point in the southerly line of said Mark Gonczy;
- COURSE VII          Thence North 88°02'54" East, along the southerly line of said Mark Gonczy 20.00 feet to the point of beginning and containing 0.346 of an acre (15,081 S.F.) of land as calculated and described in August, 2013 by CT Consultants, Inc., Registered Engineers and Surveyors.

**LEGAL DESCRIPTION OF A SANITARY SEWER EASEMENT  
THROUGH LAND OF MARK GONCZY  
WHO CLAIMS TITLE THROUGH INSTRUMENT RECORDED  
IN VOLUME 1074 PAGE 694  
(PP# 24-034-10-00-001-005)**

**EXHIBIT "3-A"**

Situated in the Village of Mantua, County of Portage and State of Ohio and known as being an easement for sanitary sewer purposes in part of Mantua Township Lot 34 in said Village and is bounded and described as follows;

Beginning at an iron pin in the northerly line of land conveyed to Matthew Benner & Lorrie Lee Berkey-Benner by instrument recorded in Document #201100738 of the Portage County Records also being the southwesterly corner of The Bramley Allotment as recorded in Plat Book 13, Page 19 in the Portage County records;

- |            |  |
|------------|--|
| COURSE I   | Thence South 88°02'54" West, along the northerly line of said Benner a distance of 20.00 feet to a point;  |
| COURSE II  | Thence North 00°56'22" West, by a line which is parallel with the westerly line of land conveyed to Eric Gonczy by instrument recorded in Volume 1074 Page 702 of the Portage County Records and a distance of 20.00 feet westerly by normal measure therefrom 305.45 feet to a point;   |
| COURSE III | Thence South 89°42'32" West, by a line which is parallel with the southerly line of land conveyed to Judith Ann Gonczy by instrument recorded in Volume 1119 Page 490 of the Portage County Records and a distance of 20.00 feet southerly by normal measure therefrom 150.00 feet to a point;                                     |
| COURSE IV  | Thence North 01°17'20" West, a distance of 20.00 feet to a point in the southerly line of said Judith Ann Gonczy;  |
| COURSE V   | Thence North 89°42'32" West, along the southerly line of said Judith Ann Gonczy a distance of 170.12 feet to a point in the northwesterly corner of Bramley Drive 40 feet in width as recorded in The Bramley Allotment Plat Book 13, Page 19 in the Portage County records;   |
| COURSE VI  | Thence South 00°56'22" East along the westerly line of said Bramley Drive and the westerly line of said Eric Gonczy a distance of 324.88 feet to the point of beginning and containing 0.218 of an acre (9,504 S.F.) of land as calculated and described in May, 2013 by CT Consultants, Inc., Registered Engineers and Surveyors. |

The bearings herein are based upon observations of existing monuments in the North American Datum of 1983 (NAD83).

Grantor claims title by instrument in Volume 1074 Page 694 of the Portage County Records.

The above described easement is part of Portage County Auditor's Parcel No. 24-034-10-00-001-005.

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BONNIE M. HOWE  
PORTAGE CO. RECORDER  
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13 NOV 201  
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AT 14:50:18  
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**INDEXED**

**LEGAL DESCRIPTION OF A SANITARY SEWER EASEMENT  
THROUGH LAND OF JUDITH ANN GONCZY  
WHO CLAIMS TITLE THROUGH INSTRUMENT RECORDED  
IN VOLUME 1119, PAGE 490  
(PP# 24-034-10-00-031-000)**

**EXHIBIT "2-A"**

Situated in the Village of Mantua, County of Portage and State of Ohio and known as being an easement for sanitary sewer purposes in part of Mantua Township Lot 34 in said Village and is bounded and described as follows;

Beginning at an iron pin in the southerly line of land conveyed to Crestwood Local School District Board of Education by instrument recorded in Document No. 200405023 of the Portage County Records also being the northwesterly corner of The Bramley Allotment as recorded in Plat Book 13, Page 19 in the Portage County records;

Thence southwesterly along the southerly line of said Crestwood Local School District Board of Education, South 89°13'00" West a distance of 151.20 feet to the principal point of beginning of this easement description;

- |                   |   |
|-------------------|---|
| <b>COURSE I</b>   | Thence South 01°17'20" East, by a line which is parallel with the easterly line of land conveyed to Keith E. & Letitia M. Campbell by instrument recorded in Document No. 201113371 of the Portage County records and a distance of 20.00 feet easterly by normal measure therefrom, 178.72 feet to a point in the northerly line of land conveyed to Mark Gonczy by instrument recorded in Volume 1074 Page 694 of the Portage County records; |
| <b>COURSE II</b>  | Thence South 89°42'32" West, along the northerly line of said Mark Gonczy 20.00 feet to a point on the southerly projection of the easterly line of said Campbell;  |
| <b>COURSE III</b> | Thence North 01°17'20" West, along the easterly line of said Campbell and its southerly projection, 178.54 feet to a point in the southerly line of said Crestwood Local School District Board of Education;  |
| <b>COURSE IV</b>  | Thence North 89°13'00" East, along the southerly line of said Crestwood Local School District Board of Education, 20.00 feet to the principal point of beginning and containing 0.082 of an acre (3,573 S.F.) of land as calculated and described in May, 2013 by CT Consultants, Inc., Registered Engineers and Surveyors.   |

The bearings herein are based upon observations of existing monuments in the North American Datum of 1983 (NAD83).

Grantor claims title by instrument in Vol. 1119 Page 490 of the Portage County Records.

The above described easement is part of Portage County Auditor's Parcel No. 24-034-10-00-031-000.

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BONNIE M. HOWE  
PORTAGE CO. RECORDER

201323815

13 NOV 201

RECEIVED FOR RECORD

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**INDEXED**

## EASEMENT DESCRIPTION OF 0.023 ACRES PORTAGE COUNTY, OHIO

Situated in the State of Ohio, County of Portage, Village of Mantua, and Lots 4 & 5 as shown on the Darwin Atwater's Heirs First Addition to the Village of Mantua, of record in Plat Book 2, Page 49, and being within that 0.231 acre tract conveyed to Compass Realty LLC, of record in Instrument 201117797, all being of record at the Portage County Recorder's office, and being more particularly described as follows;

**BEGINNING FOR REFERENCE;** at a 5/8 inch rebar with cap (H & A LTD) found at a common corner to a 0.244 acres tract conveyed to Compass Realty, LLC of record in Instrument 201117797 and a 0.03 acre tract conveyed to David A Pifer, of record in Deed Book Volume 1044, Page 395, said rebar being on the northerly line of a 0.05 acre tract conveyed to David A Pifer, of record in Deed Book Volume 1044, Page 395;

Thence, South 89°35'23" East, with a line common to said 0.244 acres and said 0.05 acres, a distance of 8.87 feet, to the **POINT OF TRUE BEGINNING**;

Thence, South 89°35'23" East, continuing with said common line, a distance of 12.21 feet, to a point;

Thence, South 6°44'03" East, leaving said common line and through said 0.231 acres, a distance of 62.60 feet, to a point on the northerly right-of-way line of Orchard Street (50 feet);

Thence, North 89°49'00" West, with said right-of-way line, a distance of 19.55 feet, to a corner common with said 0.231 acres and said 0.05 acres;


Thence, North 0°00'00" East, leaving said right-of-way and with a line common to said 0.231 acres and said 0.05 acres, a distance of 62.19 feet, to the **POINT OF TRUE BEGINNING**, containing 0.023 acres, more or less.

The bearings described herein are based on RTK GPS observations utilizing the NAD 83 (2011 adj.) reference frame and used to denote angular value between courses described herein only.

This description is based on an actual field survey performed during the month of September 2019, by or under the direct supervision of Thomas M. Meeks, registered surveyor #8674.



CT Consultants, Inc.

 3/5/2020

Thomas M. Meeks P.S. Date  
Registered Surveyor No. 8674



## EASEMENT DESCRIPTION OF 0.024 ACRES PORTAGE COUNTY, OHIO

Situated in the State of Ohio, County of Portage, Village of Mantua, and Lots 4 & 5 as shown on the Darwin Atwater's Heirs First Addition to the Village of Mantua, of record in Plat Book 2, Page 49, and being within that 0.244 acre tract conveyed to Compass Realty LLC, of record in Instrument 201117797, all being of record at the Portage County Recorder's office, and being more particularly described as follows;

**BEGINNING FOR REFERENCE;** at a 5/8 inch rebar with cap (H & A LTD) found at a common corner of said 0.244 acres and a 0.03 acre tract conveyed to David A Pifer, of record in Deed Book Volume 1044, Page 395, said rebar being on the northerly line of a 0.05 acre tract conveyed to David A Pifer, of record in Deed Book Volume 1044, Page 395;

Thence, South 89°35'23" East, with a line common to said 0.244 acres and said 0.05 acres, a distance of 0.92 feet, to the **POINT OF TRUE BEGINNING**;

Thence, North 6°44'03" West, a distance of 8.55 feet, to a point on a line common to said 0.244 acres and said 0.03 acres;

Thence, North 0°34'00" West, a distance of 51.16 feet, to a point on a line common with said 0.244 acres and a 0.399 acre tract conveyed to Scott M. and Josephine Ballentine, of record in Instrument 201400314;

Thence, North 89°55'21" East, with said common line, a distance of 14.61 feet, to a point;

Thence, South 6°44'03" East, leaving said common line and through said 0.244 acres, a distance of 60.19 feet, to a point on a line common with said 0.244 acres and a 0.231 acre tract conveyed to said Compass Realty, LLC of record in Instrument 201117797;

Thence, North 89°35'23" West, in part with said common line, a distance of 20.16 feet, to the **POINT OF TRUE BEGINNING**, containing 0.024 acres, more or less.

The bearing described herein are based on RTK GPS observations utilizing the NAD 83 (2011 adj.) reference frame and used to denote angular value between courses described herein only.

This description is based on an actual field survey performed during the month of September 2019, by or under the direct supervision of Thomas M. Meeks, registered surveyor #8674.



CT Consultants, Inc.

 3/5/2020  
 Thomas M. Meeks P.S. Date  
 Registered Surveyor No. 8674

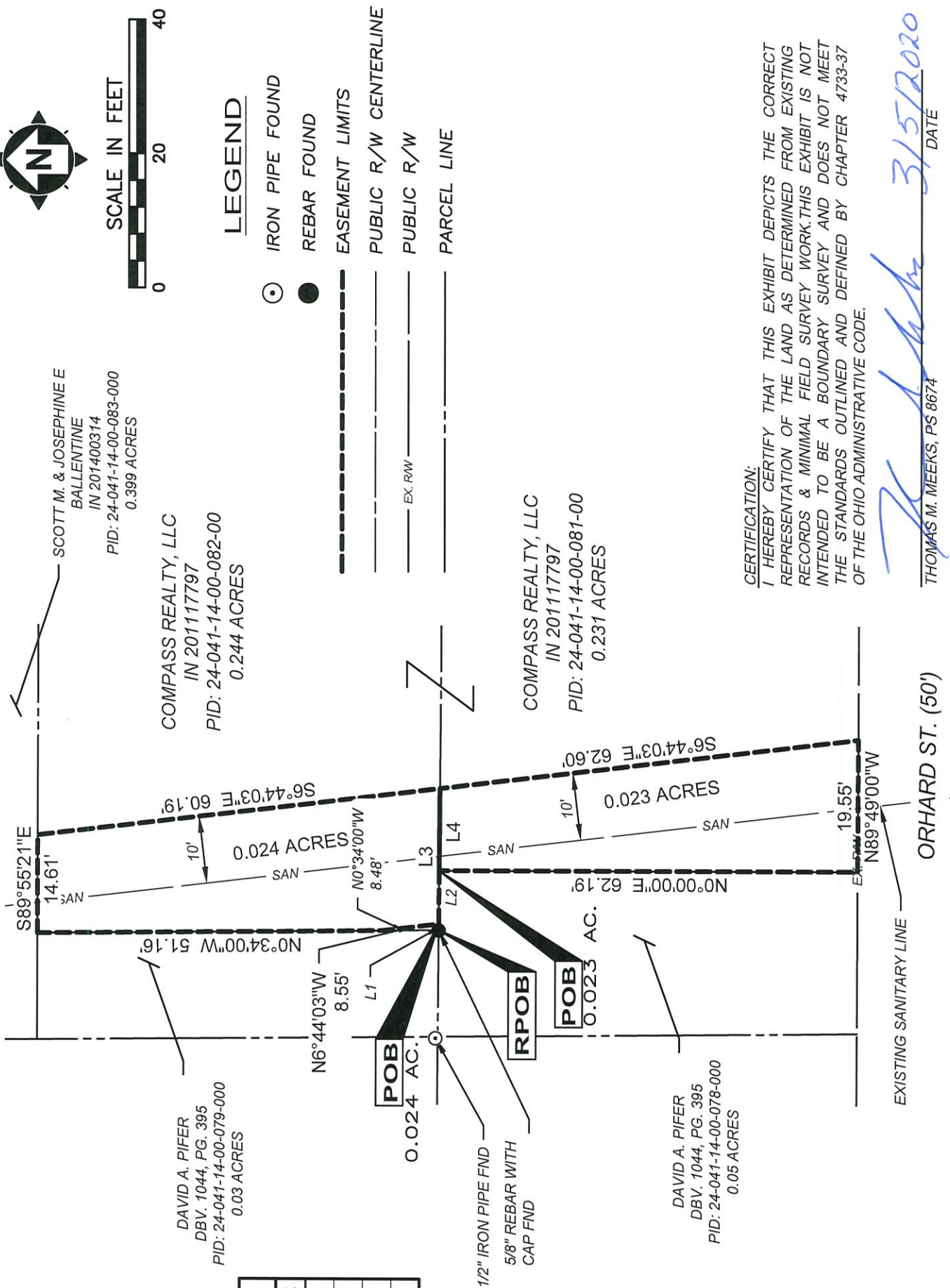
**STATE OF OHIO, COUNTY OF PORTAGE, VILLAGE OF MANTUA, WITHIN LOTS 4 & 5 AS SHOWN IN DARWIN ATWATER'S HEIRS FIRST ADDITION**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°35'23"E	0.92'
L2	S89°35'23"E	8.87'
L3	N89°35'23"W	20.16'
L4	S89°35'23"E	12.21'

NOTES:  
1) RECORDS SHOWN HEREON  
ARE FROM THE PORTAGE  
COUNTY RECORDER'S OFFICE  
2) EASEMENTS AND/OR  
RIGHT-OF-WAYS WERE NOT  
ADDRESSED DURING THIS  
SURVEY OTHER THAN SHOWN  
HEREON

3) THIS IS NOT TO BE  
CONSTRUED AS A BOUNDARY  
SURVEY

*BASIS OF BEARINGS:  
THE BEARINGS SHOWN HEREON ARE  
BASED ON RTK OBSERVATIONS  
UTILIZING THE NAD 83 (2011 ADJ.)  
REFERENCE FRAME AND ARE USED  
ONLY TO DENOTE ANGULAR VALUE  
BETWEEN THE COURSES SHOWN  
HEREON.*



CERTIFICATION: I HEREBY CERTIFY THAT THIS EXHIBIT DEPICTS THE CORRECT REPRESENTATION OF THE LAND AS DETERMINED FROM EXISTING RECORDS & MINIMAL FIELD SURVEY WORK. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY AND DOES NOT MEET THE STANDARDS OUTLINED AND DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

ORHARD ST. (50')

THOMAS M. MEEKS, PS 8674

DATE \_\_\_\_\_

PROJECT NO:		190963
DRAWING NAME:		
EASEMENTS		
SHEET	OF	
1		1

**EASEMENT**  
**VILLAGE OF MANTUA**  
**PORTAGE COUNTY, OHIO**

0.024 ACRES  
0.023 ACRES

DRAWING SCALE: 1" = 20'

\* HORZ:

DATE: 2/26/20

DRAWN BY: JWC

CHECKED BY: TMM

APPROVED BY: TMM

your trusted advisor  
consultants  
engineers  
architects  
planners





**EASEMENT DESCRIPTION OF 0.006 ACRES  
PORTAGE COUNTY, OHIO**

Situated in the State of Ohio, County of Portage, Village of Mantua, and Lots 4 & 5 as shown on the Darwin Atwater's Heirs First Addition to the Village of Mantua, of record in Plat Book 2, Page 49, and being within that 0.05 acre tract conveyed to David A. Pifer, of record in Deed Book Volume 1044, Page 395, all being of record at the Portage County Recorder's office, and being more particularly described as follows;

**BEGINNING FOR REFERENCE;** at a 5/8 inch rebar with cap (H & A LTD) found at a corner common to a 0.03 acre tract conveyed to David A. Pifer of record in Deed Book Volume 1044, Page 395 and a 0.244 acre tract conveyed to Compass Realty LLC, of record in Instrument 201117797, said common corner being on the northerly line of said 0.05 acres;

Thence, South 89°35'23" East, with a line common to said 0.05 acres and said 0.244 acres, a distance of 0.92 feet, to the **POINT OF TRUE BEGINNING**;

Thence, South 89°35'23" East, continuing with said common line, a distance of 7.95 feet, to a corner common with said 0.05 acres and a 0.231 acre tract conveyed to Compass Realty, LLC, of record in Instrument 201117797;

Thence, South 0°00'00" East, with a line common to said 0.05 acres and said 0.231 acres, a distance of 62.19 feet, to a point on the northerly right-of-way line of Orchard Street (50 feet);

Thence, North 89°49'00" West, with said right-of-way line, a distance of 0.60 feet, to a point;

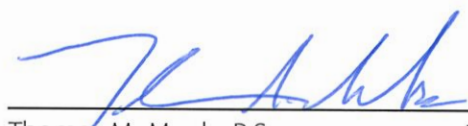
Thence, North 6°44'03" West, leaving said right-of-way line and through said 0.05 acres, a distance of 62.68 feet, to the **POINT OF TRUE BEGINNING**, containing 0.006 acres, more or less.

The bearing described herein are based on RTK GPS observations utilizing the NAD 83 (2011 adj.) reference frame and used to denote angular value between courses described herein only.

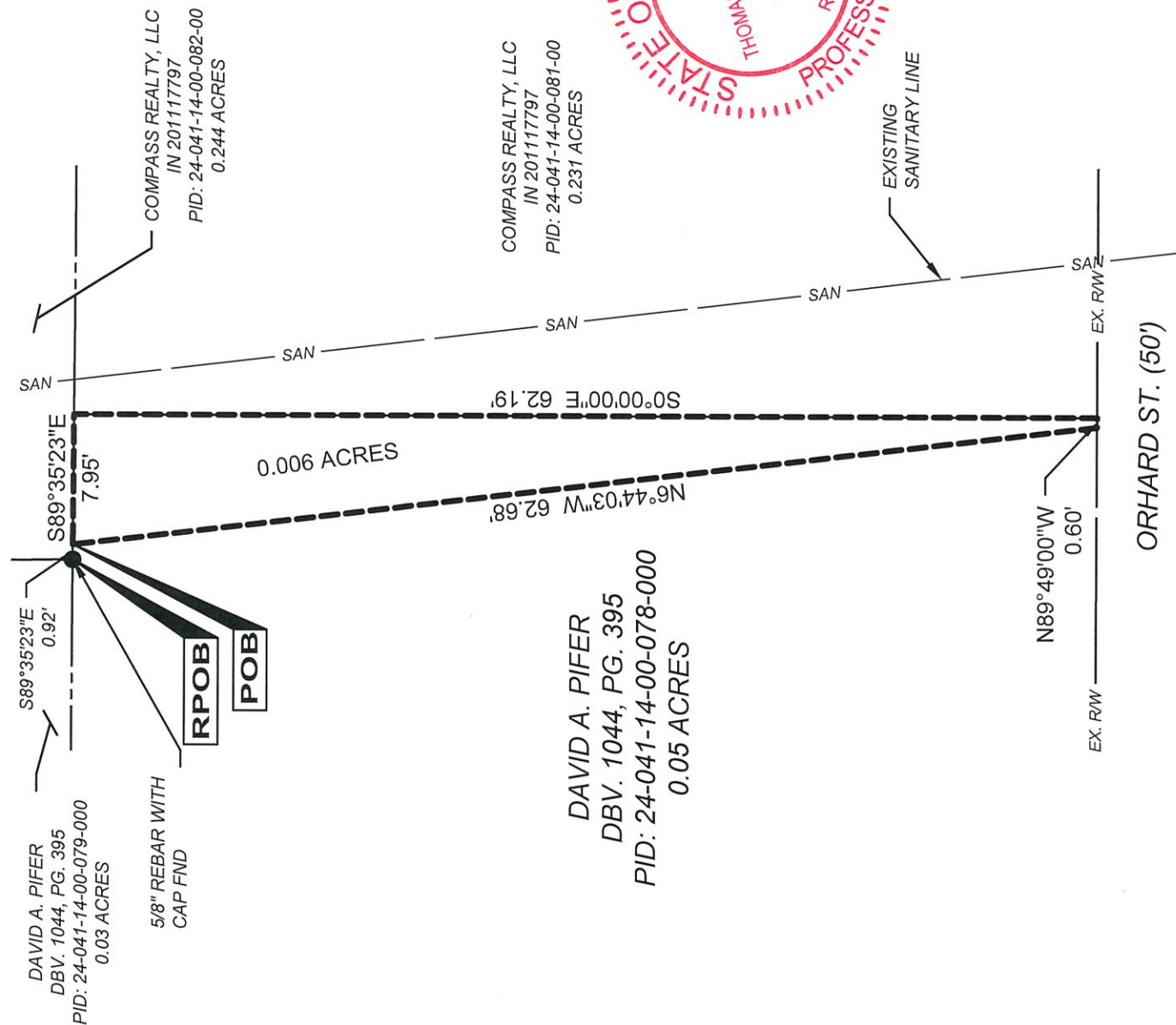
This description is based on an actual field survey performed during the month of September 2019, by or under the direct supervision of Thomas M. Meeks, registered surveyor #8674.



CT Consultants, Inc.

 3/5/2020  
Thomas M. Meeks P.S. Date  
Registered Surveyor No. 8674

**STATE OF OHIO, COUNTY OF PORTAGE, VILLAGE OF MANTUA, WITHIN LOTS 4 & 5 AS SHOWN IN DARWIN ATWATER'S HEIRS FIRST ADDITION**



**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE  
BASED ON RTK OBSERVATIONS  
UTILIZING THE NAD 83 (2011 ADJ.)  
REFERENCE FRAME AND ARE USED  
ONLY TO DENOTE ANGULAR VALUE  
BETWEEN THE COURSES SHOWN  
HEREON.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS EXHIBIT DEPICTS THE CORRECT REPRESENTATION OF THE LAND AS DETERMINED FROM EXISTING RECORDS & MINIMAL FIELD SURVEY WORK. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY AND DOES NOT MEET THE STANDARDS OUTLINED AND DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

THOMAS M. MEEKS, PS 8674  
DATE 3/5/2020

NOTES:  
1) RECORDS SHOWN HEREON  
ARE FROM THE PORTAGE  
COUNTY RECORDER'S OFFICE

2) EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON

3) THIS IS NOT TO BE  
CONSTRUED AS A BOUNDARY  
SURVEY

EASEMENT LIMITS  
 PUBLIC R/W  
 PARCEL LINE

## LEGEND

① IRON PIPE FOUND

REBAR FOUND

## EASEMENT LIMITS

PUBLIC R/W

PARCEL LINE

DAVID A. PIFER  
DBV. 1044, PG. 395  
PID: 24-041-14-00-078-000  
0.05 ACRES

## APPENDIX F - REAL PROPERTY ASSETS

Page 32 of 36

7:201911090630MWGLSUKVEYIV\_190963\_EASEMENT18.DWG - 2/26/2020 3:43:58 PM - CUKKY

DRAWING SCALE: 1" = 10'  
• HORZ:  
DATE: 2/26/20  
DRAWN BY: JWC  
CHECKED BY: TMM  
APPROVED BY: TMM

**EASEMENT**  
**VILLAGE OF MANTUA**  
**PORTAGE COUNTY, OHIO**

**0.006 ACRES**

PROJECT NO:  
**190963**

**DRAWING NAME:**

## ASSESSMENTS

EET OF

5



## EASEMENT DESCRIPTION OF 0.003 ACRES PORTAGE COUNTY, OHIO

Situated in the State of Ohio, County of Portage, Village of Mantua, and Lots 4 & 5 as shown on the Darwin Atwater's Heirs First Addition to the Village of Mantua, of record in Plat Book 2, Page 49, and being within that 0.03 acre tract conveyed to David A. Pifer, of record in Deed Book Volume 1044, Page 395, all being of record at the Portage County Recorder's office, and being more particularly described as follows;

**BEGINNING FOR REFERENCE;** at a 5/8 inch rebar with cap (H & A LTD) found at a common corner of said 0.03 acres and a 0.244 acre tract conveyed to Compass Realty LLC, of record in Instrument 201117797, said rebar being on the northerly line of a 0.05 acre tract conveyed to David A. Pifer, of record in Deed Book Volume 1044, Page 395;

Thence, North 0°34'00" West, with a line common to said 0.03 acres and said 0.244 acres, a distance of 8.48 feet, to the **POINT OF TRUE BEGINNING**;

Thence, North 6°44'03" West, leaving said common line and through said 0.03 acres, a distance of 51.52 feet, to a point on a line common to said 0.03 acres and a 0.399 acre tract conveyed to Scott M. and Josephine E. Ballentine, of record in Instrument 201400314;

Thence, South 89°55'21" East, with said common line, a distance of 5.54 feet, to a corner common with said 0.03 acres and a 0.244 acre tract conveyed to Compass Realty, LLC, of record in Instrument 201117797;

Thence, South 0°34'00" East, with a line common to said 0.03 acres and said 0.244 acres, a distance of 51.12 feet to the **POINT OF TRUE BEGINNING**, containing 0.003 acres, more or less.

The bearing described herein are based on RTK GPS observations utilizing the NAD 83 (2011 adj.) reference frame and used to denote angular value between courses described herein only.

This description is based on an actual field survey performed during the month of September 2019, by or under the direct supervision of Thomas M. Meeks, registered surveyor #8674.

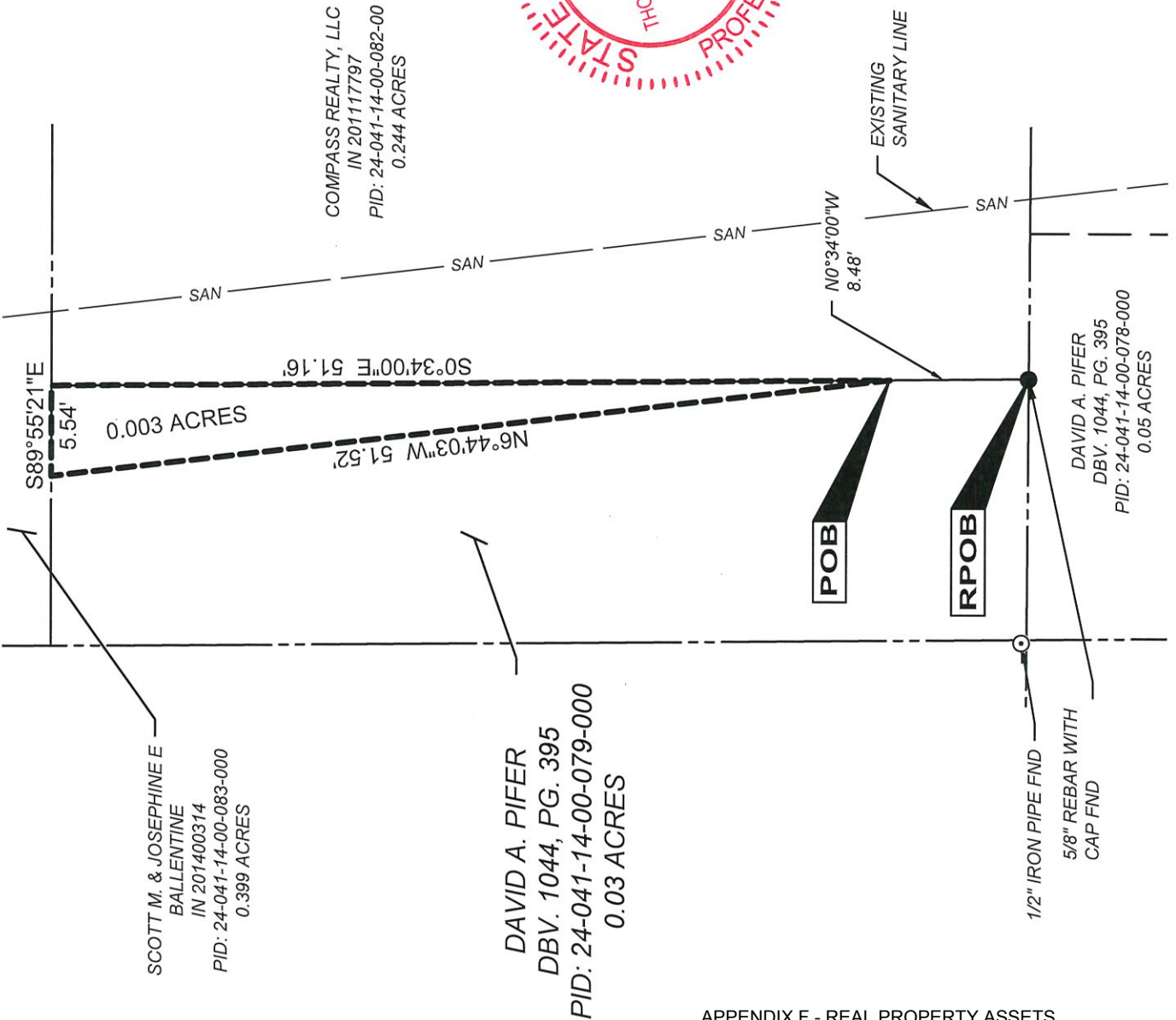


CT Consultants, Inc.


3/5/2020  
 \_\_\_\_\_  
 Thomas M. Meeks P.S. Date  
 Registered Surveyor No. 8674

EASEMENT EXHIBIT

STATE OF OHIO, COUNTY OF PORTAGE, VILLAGE OF MANTUA, WITHIN LOTS 4 & 5 AS SHOWN IN DARWIN  
ATWATER'S HEIRS FIRST ADDITION



- LEGEND**
- IRON PIPE FOUND (circle with a dot)
  - REBAR FOUND (solid black circle)
  - EASEMENT LIMITS (dashed line)
  - PARCEL LINE (solid line)

**NOTES:**

- 1) RECORDS SHOWN HEREON ARE FROM THE PORTAGE COUNTY RECORDER'S OFFICE
- 2) EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON
- 3) THIS IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON RTK OBSERVATIONS UTILIZING THE NAD 83 (2011 ADJ.) REFERENCE FRAME AND ARE USED ONLY TO DENOTE ANGULAR VALUE BETWEEN THE COURSES SHOWN HEREON.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS EXHIBIT DEPICTS THE CORRECT REPRESENTATION OF THE LAND AS DETERMINED FROM EXISTING RECORDS & MINIMAL FIELD SURVEY WORK. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY AND DOES NOT MEET THE STANDARDS OUTLINED AND DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Thomas M. Meeks*  
THOMAS M. MEEKS, PS 8674  
DATE 3/5/2020



DRAWING SCALE:	1" = 10'
DATE:	2/28/20
DRAWN BY:	JWC
CHECKED BY:	TMM
APPROVED BY:	TMM

EASEMENT  
VILLAGE OF MANTUA,  
PORTAGE COUNTY, OHIO

0.003 ACRES

PROJECT NO:	190963
DRAWING NAME:	EASEMENTS
SHEET	1
OF	1



## EASEMENT DESCRIPTION OF 0.027 ACRES PORTAGE COUNTY, OHIO

Situated in the State of Ohio, County of Portage, Village of Mantua, within that one acre of land shown on the Darwin Atwater's Heirs First Addition to the Village of Mantua, of record in Plat Book 2, Page 49, and being within that 0.399 acre tract conveyed to Scott M. & Josephine E. Ballentine, of record in Instrument 201400314, all being of record at the Portage County Recorder's office, and being more particularly described as follows;

**BEGINNING FOR REFERENCE;** at a ½ inch iron pipe found at a corner common with said 0.399 acre tract and a 0.234 acre tract conveyed to Anne M. Hoffman, of record in Deed Book Volume 1157, Page 685, said common corner also being on the southerly right-of-way line of Mill Street (40');

Thence, North 72°27'30" East, with said right-of-way line, a distance of 4.47 feet, to the **POINT OF TRUE BEGINNING;**

Thence, North 72°27'30" East, continuing with said right-of-way line, a distance of 20.36 feet, to a point;

Thence, South 6°44'03" East, leaving said right-of-way- line and through said 0.399 acres, a distance of 62.87 feet, to a point on a line common to said 0.399 acres and a 0.244 acre tract conveyed to Compass Realty, LLC, of record in instrument 201117797;

Thence, North 89°55'21" West, in part with said common line, a distance of 20.14 feet, to a point on a line common with said 0.399 acres and a 0.03 acre tract conveyed to David A. Pifer, of record in Deed Book Volume 1044, Page 395;


Thence, North 6°44'03" West, leaving said common line and through said 0.399 acres, a distance of 56.66 feet, to the **POINT OF TRUE BEGINNING**, containing 0.027 acres, more or less.

The bearings described herein are based on RTK GPS observations utilizing the NAD 83 (2011 adj.) reference frame and used to denote angular value between courses described herein only.

This description is based on an actual field survey performed during the month of September 2019, by or under the direct supervision of Thomas M. Meeks, registered surveyor #8674.



CT Consultants, Inc.

 3/5/2020

Thomas M. Meeks P.S. Date  
Registered Surveyor No. 8674



EASEMENT EXHIBIT

STATE OF OHIO, COUNTY OF PORTAGE, VILLAGE OF MANTUA, WITHIN THAT ONE ACRE OF LAND SHOWN IN DARWIN ATWATER'S HEIRS FIRST ADDITION

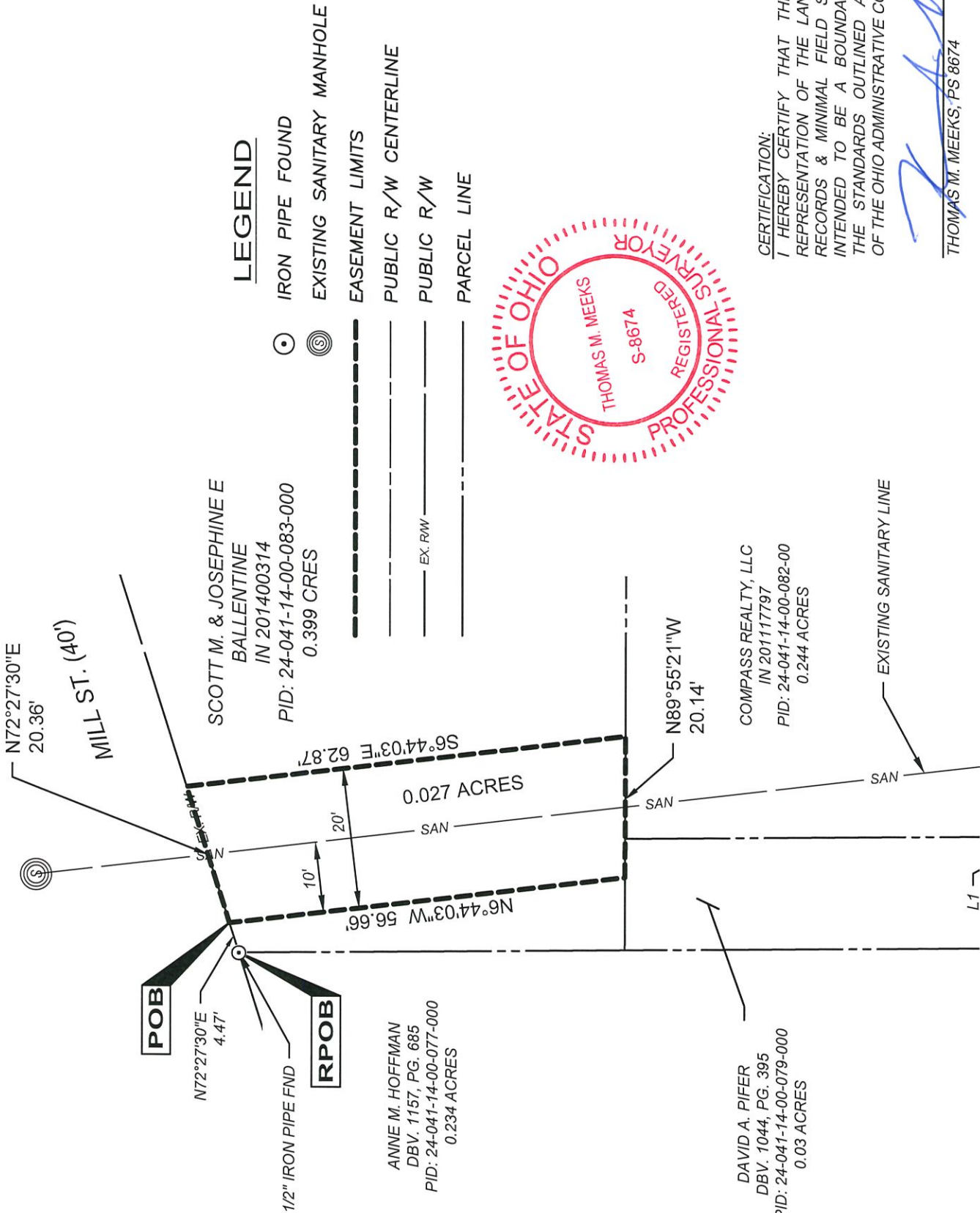


- NOTES:
- 1) RECORDS SHOWN HEREON ARE FROM THE PORTAGE COUNTY RECORDER'S OFFICE
  - 2) EASEMENTS AND/OR RIGHT-OF-WAYS WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON
  - 3) THIS IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY

BASIS OF BEARINGS:  
THE BEARINGS SHOWN HEREON ARE BASED ON RTK OBSERVATIONS UTILIZING THE NAD 83 (2011 ADJ.) REFERENCE FRAME AND ARE USED ONLY TO DENOTE ANGULAR VALUE BETWEEN THE COURSES SHOWN HEREON.

CERTIFICATION:  
I HEREBY CERTIFY THAT THIS EXHIBIT DEPICTS THE CORRECT REPRESENTATION OF THE LAND AS DETERMINED FROM EXISTING RECORDS & MINIMAL FIELD SURVEY WORK. THIS EXHIBIT IS NOT INTENDED TO BE A BOUNDARY SURVEY AND DOES NOT MEET THE STANDARDS OUTLINED AND DEFINED BY CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

*Thomas M. Meeks*  
THOMAS M. MEEKS, PS 8674  
DATE 3/5/2020



DRAWING SCALE:	1" = 20'
HORZ:	9/30/19
DRAWN BY:	JWC
CHECKED BY:	TMM
APPROVED BY:	TMM

EASEMENT  
VILLAGE OF MANTUA  
PORTAGE COUNTY, OHIO  
0.027 ACRES

PROJECT NO:	190963
DRAWING NAME:	EASEMENTS
SHEET	1
OF	1