

202312130042045 12/13/2023 03:49 PM
P: 1 of 11 F:\$0.00
Jamie Walters EASE
Stark County Recorder

ALAN HAROLD
Stark County Auditor

FEE

DEC 13 2023

TRANSFERRED
TRANSFER NOT NECESSARY
DEPUTY *[Signature]*
IN COMPLIANCE WITH ORC 319.20.

EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, the County of Stark, State of Ohio, has established a County Sewer District, known as Stark County Metropolitan Sewer District, for the purposes established in Ohio Revised Code Chapter 6117 and whereas a map of which is on file in the office of the Sanitary Engineer of Stark County, Ohio.

NOW, THEREFORE, John Draggi, the Grantor, do hereby for their selves, heirs, successors, administrators, executors, and assigns, grant and convey unto the said Board of Stark County Commissioners, Grantee, with general warranty covenants, an easement for constructing, maintaining, operating, enlarging, paralleling, replacing and repairing such sewer and/or water lines of the Grantee, as may pass through the following real estate to-wit:

Being a permanent easement through and across lands now owned by John Draggi, situated in part of the Northeast Quarter of Section 14, Town 11 (Plain Township), Range 8 in Stark County Ohio, as described in an Instrument Recorded at Instrument Numbers 202108040040316, 202202240008512, 199910220079115 & 201802090004939 of the Stark County Records; such permanent easement is described below and shown in Exhibit A, Exhibit B, Exhibit C, and Exhibit D and depicted in Exhibit AD, Exhibit BD, Exhibit CD, and Exhibit DD, and attached hereto and made part hereof. (Parcel No. 5201459, 5200949, 5217262, and 5200880)

14382

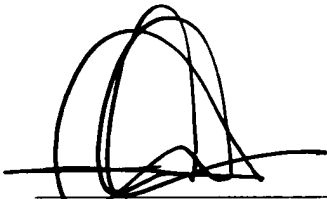
5201459; 5200949; 5217262; 5200880;
12/13/23 BH EASEMENT ONLY

TO HAVE AND TO HOLD said easement and privileges unto Grantee, its successors and assigns, forever, together with an easement forever in ingress, egress and regress, to Grantee, its successors, assigns, agents, servants or employees.

Grantee shall also have the right from the time to time to trim and cut down and clear away any and all trees and brush, or other physical obstructions, now or hereafter on the easement. Any tree, if valuable for timber or wood, shall continue to be the property of Grantor, but all tops, logs, brush and refuse wood shall be removed by Grantee. Grantor shall have the right to use the easement described herein for purposes not inconsistent with Grantee's full enjoyment of the right hereby granted, provided that Grantors hereby covenant for themselves, their heirs, next of kin, personal representatives, successors, and assigns, that they shall not erect or construct any building or other structure, nor fill or otherwise build up the grade of the ground more than two (2) feet above the existing grade, nor drill or operate any well, all within the bounds of the easement.

IN WITNESS WHEREOF, John Draggi, the Grantor, hereunto sets his hand this 13th day of December, A.D., 2023.

GRANTOR:



John Draggi

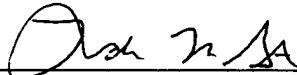
STATE OF OHIO)
) ss:
STARK COUNTY)

Before me a Notary Public in and for said County, personally appeared,
John Draggi, who acknowledged that he did sign the foregoing
instrument that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name at
First Commercial Bank, this 13th day of December, A.D., 2023



LINDA M SMITH
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
SEPTEMBER 03, 2024



Notary Public
Print or Stamp Name

This instrument prepared by: John Draggi

Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit AD, Exhibit BD, Exhibit CD, and Exhibit
DD prepared by: HAMMONTREE & ASSOCIATES, LTD.



CHARLES F. HAMMONTREE, P.E., P.S.
ROBERT J. HAMMONTREE, III
MICHAEL M. VALE, P.E., C.P.E.S.C., C.P.S.W.Q.
KARL J. OPRISCH, P.E.
WILLIAM P. UTZMAN, P.E., C.P.E.S.C.
MARK M. ZIMMERMAN, P.E., C.P.E.S.C.
JENNIFER D. SCHUMACHER, P.E., LEED-AP

HAMMONTREE & ASSOCIATES, LIMITED
Engineers Planners Scientists Surveyors
5233 Stoneham Road
North Canton, Ohio 44720
Phone (330) 499-8817
Fax (330) 499-0149
www.hammontree-engineers.com

SHELBY R. PRINGLE, N.I.C.E.T.
MELINDA C. CHASE, P.E.
DANTE C. CELLITI, R.L.A., C.P.E.S.C., C.P.S.W.Q.

EXHIBIT A
Description of a 0.185 Acre Easement

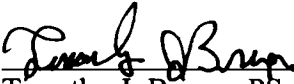
Situated in the State of Ohio, County of Stark, and Township of Plain and being part of the Northeast Quarter of Section 14, and further known as being part of a tract of land conveyed to John Draggi by Instrument Number 202108040040316 of the Stark County Deed Records, described as follows:

Beginning at 1/2 inch iron bar with cap "H&A LTD" found at the Northwesterly corner of land conveyed to the Plain Township Board of Trustees Instrument 202208220035781 of the Stark County Recorder's Records, on the southerly line of Easton Street, NE a variable width public right of way per Plat Book 53, Page 120; thence S 04°07'25" W along the westerly line of said Plain Township Board of Trustees a distance of 260.27 feet to a 1/2 inch bar found; thence S 87°40'49" E along the Northerly line of the Grantor a distance of 43.21 feet to the **true point of beginning of the easement**;

- 1.) thence continuing S 87°40'49" E a distance of 20.24 feet to a point;
- 2.) thence S 11°16'31" W a distance of 101.68 feet to a point on the southerly line of the Grantor;
- 3.) thence N 87°40'49" W along the southerly line of the Grantor a distance of 20.24 feet to a point;
- 4.) thence N 11°16'31" E a distance of 76.37 feet to a point;
- 5.) thence N 87°40'49" W a distance of 300.51 feet to the original centerline of Middlebranch Road, now a variable width public right of way;
- 6.) Thence N 11°16'31" E along the original centerline of said Middlebranch Road and westerly line of the Grantor a distance of 20.25 feet to a point;
- 7.) Thence S 87°40'49" E along a line 5.00 feet distant from the northerly line of the Grantor a distance of 300.51 feet to a point;
- 8.) thence N 11°16'31" E a distance of 5.06 feet to the **true point of beginning**.

The above described land contains an area of 0.185 acres as prepared by Timothy J. Briggs, PS, 7495, Hammontree & Associates, Ltd., 5233 Stoneham Road, North Canton, Ohio in October of 2022. Basis of bearings is Grid North, NAD83, Ohio State Plane Coordinate System, North Zone. Subject to all easements and right of way of public record or as otherwise legally established.

HAMMONTREE & ASSOCIATES, LTD.

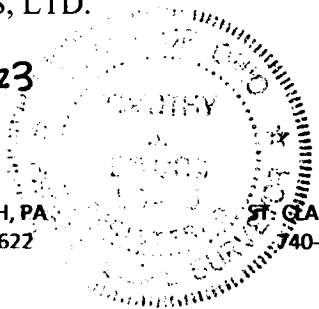
 8-30-2023
Timothy J. Briggs, PS, 7495

CANTON, OH
330-499-8817

PITTSBURGH, PA
724-468-4622

ST. CLAIRSVILLE, OH
740-695-7237

AKRON, OH
330-633-7274



1" BAR CL POB
"H&A, LTD."

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
20220822035781

1/2" IRON BAR FOUND

S 87°40'49"E

S 87°40'49" E 300.51'

N 87°40'49" W 300.51'

43.21

N 11°16'31" E 5.06'

N 111.6'31" E
76.37'
20' WIDE
SANITARY SEWER - 0.185 ACRE
101.68' S 111.6'31" W

JOHN DRAGGI
PPN 5201459
INSTR. 202108040040316
6336 MIDDLEBRANCH
AVE. NE

P N 87°40'49" W 20.24'

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
20220822035781

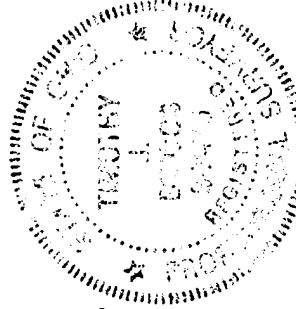


EXHIBIT AD



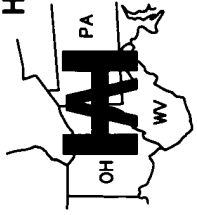
HAMMONTREE & ASSOCIATES, LIMITED

ENGINEERS, PLANNERS, SURVEYORS

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EXHIBIT B
Description of a 0.047 Acre Easement

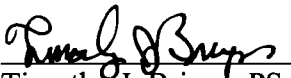
Situated in the State of Ohio, County of Stark, and Township of Plain and being part of the Northeast Quarter of Section 14, and further known as being part of a tract of land conveyed to John Draggi by Instrument Number 202202240008512 of the Stark County Deed Records, described as follows:

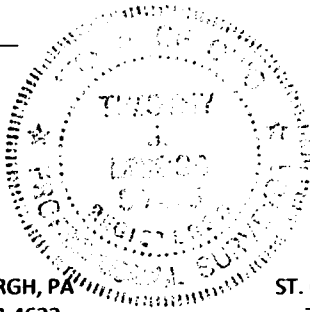
Beginning at 1/2 inch iron bar with cap "H&A LTD" found at the Northwesterly corner of land conveyed to the Plain Township Board of Trustees Instrument 202208220035781 of the Stark County Recorder's Records, on the southerly line of Easton Street, NE a variable width public right of way per Plat Book 53, Page 120; thence S 04°07'25" W along the westerly line of said Plain Township Board of Trustees a distance of 260.27 feet to a ½ inch bar found; thence S 87°40'49" E along the Northerly line of other land conveyed to John Draggi by Instrument 202108040040316 a distance of 43.21 feet; thence S 11°16'31" W a distance of 101.68 feet to the northerly line of this Grantor to the **true point of beginning of the easement**;

- 1.) thence S 87°40'49" E along the northerly line of this Grantor a distance of 20.24 feet to a point;
- 2.) thence S 11°16'31" W a distance of 101.68 feet to a point on the southerly line of the Grantor;
- 3.) thence N 87°40'49" W along the southerly line of the Grantor a distance of 20.24 feet to a point;
- 4.) thence N 11°16'31" E a distance of 101.68 feet to the **true point of beginning**.

The above described land contains an area of 0.047 acres as prepared by Timothy J. Briggs, PS, 7495, Hammontree & Associates, Ltd., 5233 Stoneham Road, North Canton, Ohio in October of 2022. Basis of bearings is Grid North, NAD83, Ohio State Plane Coordinate System, North Zone. Subject to all easements and right of way of public record or as otherwise legally established.

HAMMONTREE & ASSOCIATES, LTD.

 8/30/23
Timothy J. Briggs, PS, 7495



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724-468-4622

ST. CLAIRSVILLE, OH
740-695-7237

AKRON, OH
330-633-7274

R/W VARIES

P.B. 48, PG. 58

1" BAR
2
"H&A LTD." POB

R/W N 87°29'11" W
292.02' P

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
202208220035781

4'07'25" W
260.27' OBS
(259.63')

2" BAR

S 87°40'49"E

43.21'

JOHN DRAGGI
INSTR. 202108040040316

ТРОВ.

S 87°40'49" E

20.24'

MIDDLEBRANCH RD.

JOHN DRAGGI
PPN 5200949
INSTR. 2022022
6328 MIDDLEBURY

N 11°16'31" E 101.68'

20' WIDE 0.047ACRE
SANITARY SEWER EASEMENT
S 11°16'31" W

S 11°16'31" W 101.68'

S 11°16'31" W

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
202208220035781

JOHN DRAGGI
PPN 5217262
INSTR. 199910220079115
6316 MIDDLEBRANCH AVE.

LEGEND:

● MONUMENT FOUND AS NOTED
 PL PROPERTY LINE
 R/W RIGHT-OF-WAY

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401), NAD 83(2011) EPOCH 50.

EXHIBIT BD

HAMMONTREE & ASSOCIATES, LIMITED

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EXHIBIT C
Description of a 0.046 Acre Easement

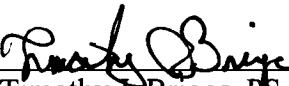
Situated in the State of Ohio, County of Stark, and Township of Plain and being and being part of the Northeast Quarter of Section 14, and further known as being part of a tract of land conveyed to John Draggi by Instrument Number 199910220079115 of the Stark County Recorder's Records, described as follows:

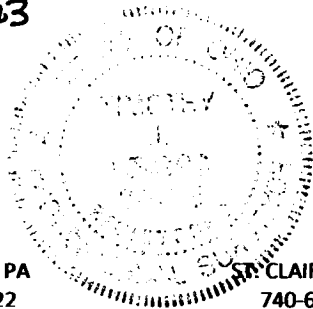
Beginning at 1/2 inch iron bar with cap marked "H&A LTD" found at the Northwesterly corner of land conveyed to the Plain Township Board of Trustees Instrument 202208220035781 of the Stark County Recorder's Records on the southerly line of Easton Street, NE a variable width public right of way per Plat Book 53, Page 120; thence S 04°07'25" W along the westerly line of said Plain Township Board of Trustees a distance of 260.27 feet to a ½ inch bar found; thence S 87°40'49" E along the Northerly line of other land conveyed to John Draggi by Instrument 202108040040316 a distance of 43.21 feet; thence S 11°16'31" W a distance of 203.36 feet to the northerly line of this Grantor to the **true point of beginning of the easement**;

- 1.) thence S 87°40'49" E along the northerly line of this Grantor a distance of 20.24 feet to a point;
- 2.) thence S 11°16'31" W a distance of 100.00 feet to a point on the southerly line of the Grantor;
- 3.) thence N 87°40'49" W along the southerly line of the Grantor a distance of 20.24 feet to a point;
- 4.) thence N 11°16'31" E a distance of 100.00 feet to the **true point of beginning**.

The above described land contains an area of 0.046 acres as prepared by Timothy J. Briggs, PS, 7495, Hammontree & Associates, Ltd., 5233 Stoneham Road, North Canton, Ohio in October of 2022. Basis of bearings is Grid North, NAD83, Ohio State Plane Coordinate System, North Zone. Subject to all easements and right of way of public record or as otherwise legally established.

HAMMONTREE & ASSOCIATES, LTD.

 8-30-2023
Timothy J. Briggs, PS, 7495



CANTON, OH
330-499-8817

PITTSBURGH, PA
724-468-4622

CLAIRSVILLE, OH
740-695-7237

AKRON, OH
330-633-7274

EASTON STREET N.E.

R/W VARIES
P.B. 48, PG. 58

N 87°29'11" W
292.02' R/W

1" BAR
"H&A LTD"

POB

S 04°07'25" W
260.27' OBS.
(259.63')

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
202208220035781

S 87°40'49" E
43.21'

JOHN DRAGGI
INSTR. 202108040040316

JOHN DRAGGI
INSTR. 202202240008512

TPOB

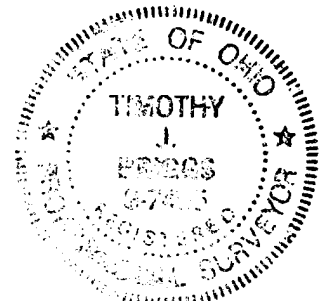
S 87°40'49" E

MIDDLEBRANCH RD.

JOHN DRAGGI
PPN 5217262
INSTR. 199910220079115
6316 MIDDLEBRANCH AVE.

20' WIDE 0.046 ACRE
SAN. SEWER EASEMENT

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
202208220035781



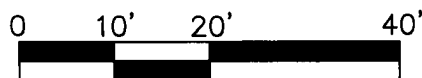
LEGEND:

- MONUMENT FOUND AS NOTED
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE (3401), NAD 83(2011) EPOCH
50.

JOHN DRAGGI
PPN 5200880
INSTR. 201802090004939
6310 MIDDLEBRANCH AVE.

EXHIBIT CD



HAMMONTREE & ASSOCIATES, LIMITED

ENGINEERS, PLANNERS, SURVEYORS

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MELINDA C. CHASE, P.E.
DANTE C. CELLITI, R.L.A., C.P.E.S.C., C.P.S.W.Q.

EXHIBIT D
Description of a 0.032 Acre Easement

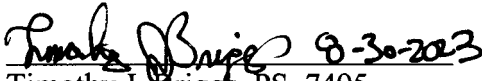
Situated in the State of Ohio, County of Stark, and Township of Plain and being part of the Northeast Quarter of Section 14, and further known as being part of a tract of land conveyed to John Draggi by Instrument Number 201802090004939 of the Stark County Recorder's Records, described as follows:

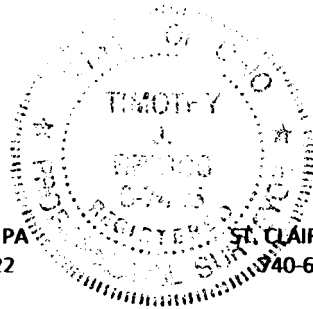
Beginning at 1/2 inch iron bar with cap "H&A LTD" found at the Northwesterly corner of land conveyed to the Plain Township Board of Trustees Instrument 202208220035781 of the Stark County Recorder's Records, on the southerly line of Easton Street, NE a variable width public right of way per Plat Book 53, Page 120; thence S 04°07'25" W along the westerly line of said Plain Township Board of Trustees a distance of 260.27 feet to a ½ inch bar found; thence S 87°40'49" E along the Northerly line of other land conveyed to John Draggi by Instrument 202108040040316 a distance of 43.21 feet; thence S 11°16'31" W a distance of 303.36 feet to the northerly line of this Grantor and the **true point of beginning of the easement;**

- 1.) thence S 87°40'49" E along the northerly line of this Grantor a distance of 20.24 feet to a point;
- 2.) thence S 11°16'31" W a distance of 70.00 feet to a point on the southerly line of the Grantor;
- 3.) thence N 87°40'49" W along the southerly line of the Grantor a distance of 20.24 feet to a point;
- 4.) thence N 11°16'31" E a distance of 70.00 feet to the **true point of beginning.**

The above described land contains an area of 0.032 acres as prepared by Timothy J. Briggs, PS, 7495, Hammontree & Associates, Ltd., 5233 Stoneham Road, North Canton, Ohio in October of 2022. Basis of bearings is Grid North, NAD83, Ohio State Plane Coordinate System, North Zone. Subject to all easements and right of way of public record or as otherwise legally established.

HAMMONTREE & ASSOCIATES, LTD.


Timothy J. Briggs, PS, 7495



CANTON, OH
330-499-8817

PITTSBURGH, PA
724-468-4622

ST. CLAIRSVILLE, OH
740-695-7237

AKRON, OH
330-633-7274



EASTON STREET N.E.

1/2" BAR
"H&A LTD"

R/W VARIES
P.B. 48, PG. 58

N 87°29'11" W

292.02'

R/W

PART OF THE N.E. QUARTER OF SECTION 14
PLAIN TOWNSHIP, STARK COUNTY, OHIO.

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
202208220035781

S 04°07'25" W
260.27' OBS.
(259.63')

S 87°40'49"E

43.21'

JOHN DRAGGI
INSTR. 202108040040316

JOHN DRAGGI
INSTR.
202202240008512

JOHN DRAGGI
INSTR.
199910220079115

S 87°40'49"E

TPOB

JOHN DRAGGI
PPN 5200880
INSTR. 201802090004939
6310 MIDDLEBRANCH AVE.

N 11°16'31" E 70.00'
20.24'
20.24' SAN. SEWER EASEMENT
S 11°16'31" W 70.00'

N 87°40'49" W

ONE EASTON
COMPANY, LLC
PN 10016029

PLAIN TOWNSHIP
BOARD OF TRUSTEES
PPN 10016030
INSTR.
202208220035781

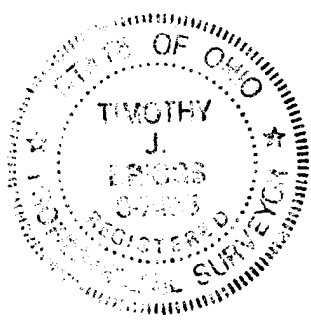
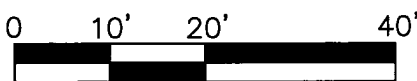
MIDDLEBRANCH RD.

LEGEND:

- MONUMENT FOUND AS NOTED
- PROPERTY LINE
- R/W RIGHT-OF-WAY

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE (3401), NAD 83(2011) EPOCH
50.

EXHIBIT DD



HAMMONTREE & ASSOCIATES, LIMITED

ENGINEERS, PLANNERS, SURVEYORS

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