



City of Willoughby Hills

**NIYATI ENTERPRISES LLC
PERMANENT FLOATING RIGHT-OF-WAY EASEMENT
FOR THE CITY OF WILLOUGHBY HILLS**

KNOW ALL MEN BY THESE PRESENTS, that Niyati Enterprises LLC (Bhavesh D. Patel, **Authorized Agent**) whose tax mailing address 7825 Mentor Avenue, Mentor, Ohio 44060 (hereinafter referred to as the "GRANTOR"), their heirs and assigns, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, does hereby give, grant, bargain and convey to the "GRANTEE" the **City of Willoughby Hills, an Ohio Municipal Corporation, 35405 Chardon Road, Willoughby Hills, Ohio 44094** (hereinafter referred to as the "CITY"), its successors and assigns, Permanent Right-of-Way Easement upon and through lands of the said GRANTOR thereto, located in part on the following described premises, and as shown by those exhibits which are attached hereto and made a part hereof.

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, known as being part of Lot No. 3, Tract 4 and affecting Parcel Number 31-A-008-D-00-026-0 as recorded in instrument Number 2013R019091 of the Lake County records, and described as follows:

One (1) strip of land, both forty (40') feet in width and extending completely between the Northern and Southern property lines, located within the eastern half of the parcel.

Exhibit A – Easement Sketch

This EASEMENT is granted subject to the following covenants, terms, and conditions, and the CITY, by the acceptance of this grant of easement, or through the exercise of any rights hereunder, shall be deemed to have accepted and agreed to all of the said covenants, terms and conditions:

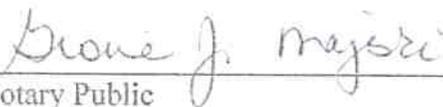
1. The CITY and its Representatives, Assigns any and all auto traffic are expressly authorized to enter from time to time upon the easement land, and if necessary, upon the adjoining lands of the GRANTOR for the purposes of ingress and egress to the permanent right-of-way easement area and the associated appurtenances thereto.
2. The GRANTOR may use the easement areas for any and all purposes except that no buildings or other permanent structures shall be erected thereon without the CITY'S approval and consent.

The City of Willoughby Hills, Ohio
Robert M. Weger, Mayor

STATE OF OHIO)
) SS
COUNTY OF LAKE)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the CITY OF WILLOUGHBY HILLS, OHIO, by and through Robert M. Weger, its Mayor, who acknowledged that he did sign the foregoing instrument and the same is the free act and deed of him personally as the Mayor of the City of Willoughby Hills, Ohio.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Willoughby Hills, Ohio, this 9th day of October, 2014.


Notary Public

GLORIA J. MAJESKI
Notary Public, State of Ohio
My Commission Expires June 16, 2019
(Recorded in Lake County)

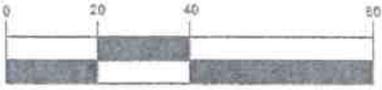
This instrument prepared by:

Thomas G. Lobe, Director of Law
City of Willoughby Hills

Pietro A. DiFranco, City Engineer
City of Willoughby Hills, Ohio

EXHIBIT A

9/25/2014



(IN FEET)
1 inch = 40 ft.

