

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

that

Sunbury Development, LLC, an Ohio limited liability company,

hereinafter called GRANTOR, for valuable consideration paid, grants to the

City of Sunbury

an Ohio municipal corporation, hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to said Grantee, its successors and assigns, and other persons using the same for the benefit of the Grantee, a perpetual right-of way easement for construction, maintenance repair and operation of a public roadway and for all customary public roadway purposes including all public and quasi-public utilities, on, over and across a 60 +/- foot strip of land across lands owned by the Grantor, as further shown on Exhibit "A", attached hereto. Grantor and Grantee acknowledge construction of the roadway across the easement area has been performed by Grantor pre-conveyance. Grantee shall commence maintenance, repair and operation of the public roadway for all customary public roadway purposes immediately upon acceptance.

To have and to hold said easement unto the Grantee, its successors and assigns, forever, subject to the provisions contained herein.

Grantee, for itself, and its successors and assigns, covenants with Grantor, its successors and assigns, that it will assume liability for, and pay and indemnify save harmless Grantor, its successors and assigns, from any against any and all damages, losses, claims, demands and suits

which Grantor, successors and assigns, may sustain by reason of the negligent use of said easement by Grantee, successors, assigns, licensees, guests, invitees, agents, or employees.

Grantor further acknowledges the intention to dedicate and plat the right-of-way easement area described on exhibit "A" in the future and on behalf Grantor its successors and assigns, covenants with Grantee, its successors and assigns, to execute any required documents, including a plat of dedication upon request of Grantee.

Executed this ____ day of _____ 2025.

Sunbury Development, LLC, an Ohio limited liability company

By: _____
Tim Newman, Managing Member

STATE OF OHIO
COUNTY OF DELAWARE: ss

BE IT REMEMBERED, the foregoing instrument was acknowledged before me this _____ day of _____, 2025 by Tim Newman, Managing Member of Sunbury Development, LLC, an Ohio limited liability company, on behalf of the limited liability company.

Notary Public