

RESOLUTION NO. 59-95
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER James Sugar ON THE
21st DAY OF August, 1995.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO GRANT A RIGHT OF WAY AND EASEMENT, ON BEHALF OF THE CITY OF CENTERVILLE, TO THE DAYTON POWER & LIGHT COMPANY FOR THE INSTALLATION OF UNDERGROUND ELECTRIC LINES IN ORDER THAT ELECTRIC SERVICE MAY BE PROVIDED TO THE YANKEE TRACE DEVELOPMENT.

WHEREAS, it is necessary for the City of Centerville to grant unto The Dayton Power & Light Company a right of way and easement in order to install electric lines to service The Golf Club at Yankee Trace Clubhouse; and

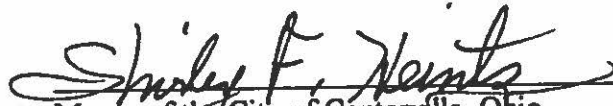
WHEREAS, to accomplish this The Dayton Power & Light Company is requesting a 10 foot wide right of way and easement on property situated in the City of Centerville, Montgomery County, State of Ohio and owned by the City of Centerville, said property being a tract of land containing 30.393 acres, more or less, situated in part of Section 4 Town 2, Range 5 MRS, and being a part of the premises described in Quit Claim Deeds recorded on Microfiche Nos. 94-678 A10 and 94-742 DO4 of the Deed Records of Montgomery County, Ohio.

NOW, THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

SECTION 1. That the City Manager is hereby authorized to do all things necessary to execute a grant of right of way and easement to The Dayton Power & Light Company in order that electric service may be provided in accordance with said option for right of way and easement and addendum attached hereto and made a part hereof, marked Exhibit "A".

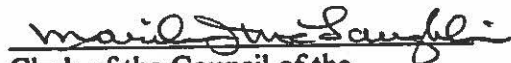
SECTION 2. That this Resolution shall become effective at the earliest date allowed by law.

PASSED this 21st day of August, 1995.



Mayor of the City of Centerville, Ohio

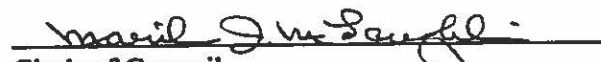
ATTEST:



Clerk of the Council of the
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution Number 29-95, passed by the Council of the City of Centerville, Ohio, on the 21st day of August, 1995.



Clerk of Council

Approved as to form, consistency
with the Charter and Constitutional Provisions.

Department of Law
Robert N. Farquhar
Municipal Attorney

THAT City of Centerville

Grantor(s), in consideration of One Dollar (\$1.00) to them paid by The Dayton Power and Light Company, Courthouse Plaza Southwest, Dayton, Ohio 45401 (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, do(es) hereby GRANT, BARGAIN, SELL AND CONVEY unto The Dayton Power and Light Company, its successors and assigns forever, a right of way and easement for underground electric lines for the transmission and/or distribution of electric energy together with such above-ground electric feeder lines as may be required to serve such underground lines, and/or for any and all purposes for which electric energy is now, or may hereafter be used, with all lines, wires, cables, conduits, manholes, grounding systems, communication circuits, equipment, which in the judgement of the Grantee, are necessary or incidental to the use of said right of way and easement; whether above or underneath the ground, with and the right to add to, construct, reconstruct, erect, operate, repair, maintain, use, remove or replace such facilities at any time, subject to the conditions hereinafter contained, in, over, upon, under and through the following premises, viz:

Situated in City of Centerville, Montgomery County, State of Ohio.

And being a tract of land containing 30.393 acres, more or less, situated in part of Section 4, Town 2, Range 5 MRS and being a part of the premises described in Quit Claim Deeds recorded on Microfiche Nos. 94-678 A10 and 94-742 D04 of the Deed Records of Montgomery County, Ohio.

Said right of way and easement shall be 10 feet in width and the centerline shall be approximately along the course identified on Exhibit "A" attached hereto and made a part hereof.

In addition to the rights provided above, said grant of right of way and easement shall provide that:

Grantee, its successors and assigns, by and through its employees, servants, and agents, shall have the right of ingress and egress over the right of way and easement and the adjoining premises of Grantor(s) to add to, construct, reconstruct, repair, maintain, use or remove its said facilities or parts thereof, and to cut, trim and remove or otherwise control such trees, roots, undergrowth or overhanging branches and/or other obstructions, both within and without the limits of said right of way and easement, as, in the opinion of Grantee, may now or at any time hereafter interfere with the construction, use, maintenance or successful operation of said facilities and/or the transmission and/or distribution of electric energy thereby.

Grantee, its successors and assigns, shall reimburse Grantor(s) for any damage or loss to growing crops and other property, including buildings and fences, that may be caused by the negligence of Grantee or its agents, servants, or employees, in the construction, repair, use or removal of said facilities.

No buildings or other structures shall be erected within the limits of said right of way and easement by Grantor(s). No excavating or filling shall be done or be permitted by Grantor(s) within said right of way and easement, which in the opinion of Grantee would either (a) reduce or add to the distance between Grantee's said facilities and the land surface, (b) impair the land support of said facilities, (c) impair Grantee's ability to maintain said facilities, and/or (d) create a hazard.

Grantor(s) shall have the right to use the land within the limits of said right of way and easement in any other manner not inconsistent with the rights herein described.

Grantor(s) covenant with Grantee, that he/she/they are the true and lawful owner(s) of said premises and have full power to convey the rights hereby conveyed and he/she/they do warrant and will defend the same against the claims of all persons whomsoever.

In the event that any road should be widened or relocated so that its right of way extends onto the Grantee's right of way and easement herein provided for, Grantee may, but shall not be required to relocate or reconstruct its facilities so that Grantee's facilities as relocated or reconstructed are contained within Grantee's right of way as relocated so that the centerline of said right of way shall not be more than five (5) feet off the road right of way as widened or relocated.

All the covenants, agreements, stipulations, provisions, conditions and obligations contained herein, shall be considered as running with the land and shall extend to, bind and inure to the benefit of, as the case may require, the heirs, executors, administrators, successors and assigns of the Grantor(s) and Grantee respectively, as fully as if such words were written whenever reference to the Grantor(s) and Grantee occur in this grant.

This grant is further subject to the terms and conditions of the attached addendum, attached hereto and made a part hereof.

As used herein, words in the plural number include words in the singular number.

IN WITNESS WHEREOF, the Grantor(s) have hereunto subscribed their names this ____ day of _____, 19____.

Signed and acknowledged in the presence of:

WITNESSES	GRANTOR(S)
_____	CITY OF CENTERVILLE
_____	BY: _____
_____	ITS: _____
_____	AND: _____
_____	ITS: _____

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

Before me, a Notary Public in and for said County and State, personally appeared City of Centerville

BY: _____ ITS: _____

AND: _____ ITS: _____

the Grantor(s) in the foregoing Instrument, and acknowledged the signing thereof to be its/their voluntary act and deed. In testimony thereof, I have hereunto set my hand and seal, this ____ day of _____, 19____.

Notary Public

This Instrument Prepared By

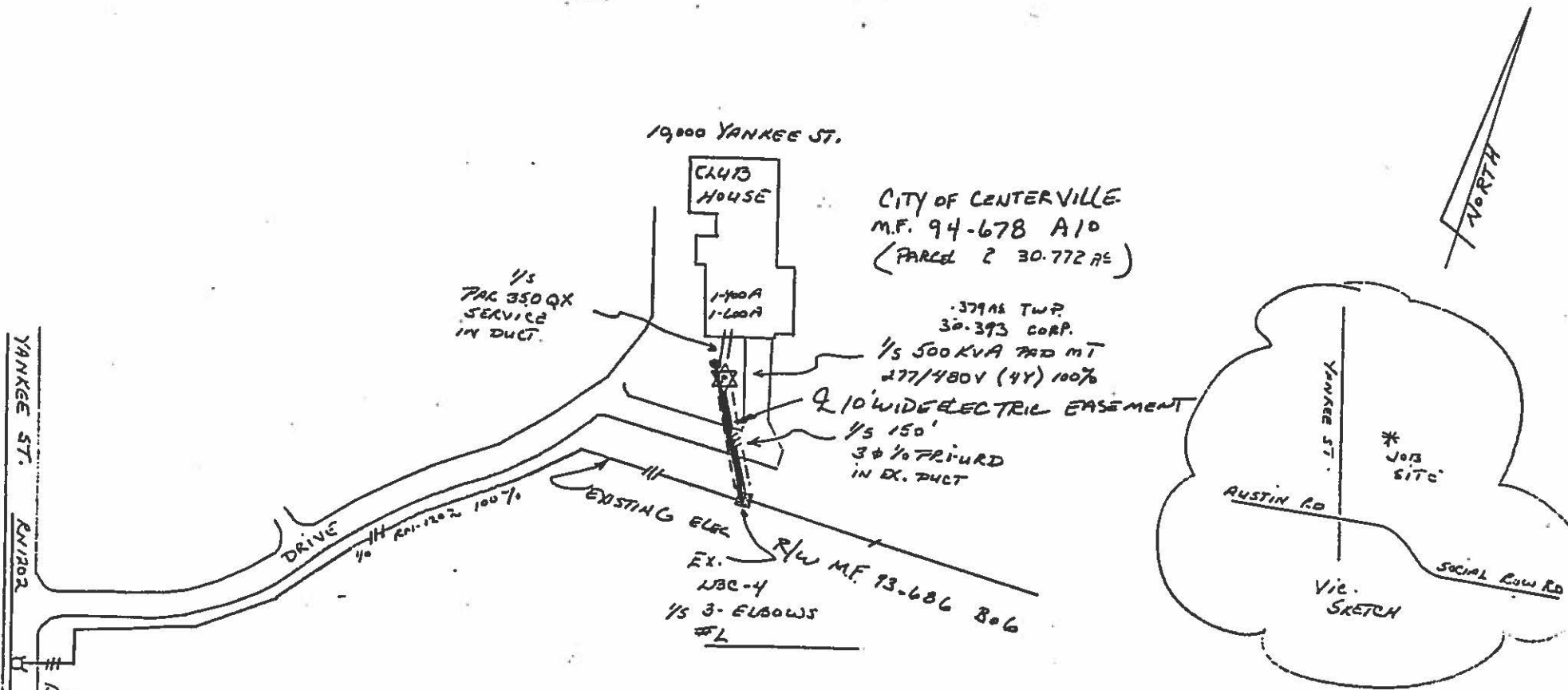



EXHIBIT A
THIS IS NOT A SURVEY. LOCATIONS SHOWN ARE APPROXIMATE. THE ACTUAL LOCATION OF THE UTILITY LINE IS THE TRUE CENTERLINE OF THE EASEMENT.

SEC. 4, T-2, R-5MRS.
CENTERVILLE CORP.
MONTGOMERY CO.

S.O.S. RN-1202 D-3474 T

TITLE YANKEE TRACE GOLF CLUB HOUSE 10,000 YANKEE ST. C'VILLE CORP. MONTG. CO.			 The Dayton Power and Light Company
FOR 1/2 ELECT. FACILITIES TO SERVE NEW GOLF COURSE CLUB HOUSE			
SCALE A.T.S.	PROJECT 36535	MAP SEC. 234/22.	
DRAWN		APPROVED	
CHECKED		APPROVED	
ENGINEER KENTON		APPROVED	
SHEET 1 OF 1 SHEETS			

ADDENDUM

The Dayton Power and Light Company (DP&L) and the City of Centerville (City), to further define the rights and obligations of each with regard to this easement, agree as follows:

I. Obligations of DP&L

A. In addition to other conditions set forth in the easement, DP&L shall:

1. Use its best efforts to cooperate with the City and other occupants of the right of way (if any), consistent with safety, and to minimize traffic and other disruptions including street cuts;
2. Participate in such joint planning in advance notification of right of way work as the City might set forth in its regulations, excepting such work performed in emergencies or other exigent circumstances;
3. Cooperate with other users of the right of way in the utilization of, construction in and occupancy of the rights of way but only to the extent it is not inconsistent with the grant thereof or is not additionally burdensome to any property owner;
4. Upon written notice from, and at the direction of the City, and at DP&L's sole cost, DP&L will promptly remove or rearrange facilities upon its poles as necessary, during any construction, repair or modification of any street or within the limits of any road right of way, as defined in O.R.C. 4511.01(UU), inconsistent with then current uses of DP&L.
5. Provide maps or other information in such form and at such times, as the regulations require. Said maps and information shall locate, describe and identify all uses, structures and facilities of DP&L in the rights of way;
6. Perform all work, construction, maintenance or removal of structures and facilities within the right of way in accordance with good engineering and construction practice including any appropriate safety codes and in accordance with the regulations and use best efforts to repair and replace any street, curb or other portion of the right of way, or facilities or structure located therein, to a condition materially equivalent to its condition prior to such work and to do so in a manner which minimizes any inaccommodation to the public, the City and other users of the right of way, all in accordance with the City's regulations;

7. Register with all appropriate underground reporting services; and
 8. Not, unless otherwise set forth in a permit and without City's prior written approval, enter into leases or other agreements for the use of DP&L's facilities located within these rights of way except for such use by other holders of City permits or franchises.
- B. DP&L hereby assures the City that any subcontractors or others performing any work or services in the right of way on behalf of DP&L shall comply with all applicable provisions of this easement and addendum and DP&L shall be responsible and liable hereunder for all actions of any such subcontractor.

II. Notice of Right of Way Work, Joint Planning

- A. DP&L shall file a written notice with the City Manager in accordance with the standard work permitting process before working in or on the right of way. In addition to such other information as the City Manager may require, such notice shall contain or indicate, to the extent possible;
1. The right of way affected;
 2. A description of any facilities to be installed, constructed or maintained;
 3. Whether or not any street will be opened or otherwise need to be restricted, blocked or closed;
 4. An estimate of the amount of time needed to complete such work;
 5. A description and timetable of any remedial measures planned to close any street opening or repair any damage done to facilitate such work;
 6. A statement verifying that other affected or potentially affected users of the right of way have been notified; and
 7. A statement that any consumers of any utility, cable television, communications or other service which will be adversely affected by such work have been or will be notified.
- B. DP&L may, under emergency or other exigent circumstances, work in the right of way so long as it uses its best efforts to provide the City the notice required by this section at the earliest possible time.

III. Use of DP&L Facilities

The City shall have the right to install and maintain, free of charge, upon any poles and within any underground pipes and conduits or other facilities of DP&L any facilities desired by the City unless (i) such installation and maintenance unreasonably and materially interferes with existing and future operations of DP&L, or (ii) such installation and maintenance would be unduly burdensome to DP&L. DP&L shall cooperate with the City in planning and design of its facilities so as to accommodate the City's reasonably disclosed requirements in this regard.

IV. Indemnity

DP&L shall indemnify, protect and hold harmless the City from any claim, loss or damage arising in any way from DP&L's use of the right of way including but not limited to the construction, operation or maintenance of DP&L's facilities or from any negligent or wrongful act or omission committed by DP&L.

V. Removal of Facilities

- A. In the event DP&L intends to discontinue use of any facilities within the right of way, DP&L shall submit a notice to the City Manager describing the portion of the facilities to be discontinued and the date of discontinuance, which date shall not be less than 30 days from the date such notice is submitted. DP&L shall remove and secure such facilities as set forth in the notice unless directed by the City Manager to abandon such facilities in place.
- B. Upon such abandonment and acceptance by the City in writing, full title and ownership of such abandoned facilities shall pass to the City without the need to pay compensation. DP&L shall however continue to be responsible for all taxes on such facilities or other liabilities associated therewith, until the date accepted by the City.

VI. Reservation of Rights

- A. Nothing in this agreement shall be construed to prevent the City from constructing, maintaining, repairing or relocating any City utility, communications or light facilities; grading, paving, maintaining, repairing, relocating or altering any street or right of way; or constructing, maintaining, relocation or repairing any sidewalk or other public work or improvement.
- B. Nothing in this chapter should be construed so as to grant any right or interest in any right of way or public property other than that explicitly set forth herein or in a permit.

VII. Street Vacation

Unless preempted by state or federal law, in the event any street or right of way used by DP&L shall be vacated by the City, the City will grant an easement to DP&L to continue the same. DP&L may choose to remove its facilities, and upon the removal thereof, restore, repair or reconstruct the area where such removal has occurred to a condition materially equivalent to that existing before such removal took place. Should DP&L fail to do so after 30 days written notice by the City, the City may do such work or cause it to be done, and the cost thereof shall be paid by DP&L.

VIII. Temporary Movement of Facilities

In the event it is necessary temporarily to move or remove any of DP&L's wires, cables, poles, or other facilities placed pursuant to this agreement, in order to lawfully move a large object, vehicle, building or other structure over the streets of the City, upon (2) weeks written notice by the City to DP&L, DP&L shall at the expense of the person requesting the temporary removal of such facilities, comply with the City's request.

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