Brad Bodenmiller

From: Chad Green <cgreen@marysvilleohio.org>
Sent: Wednesday, August 3, 2022 12:02 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: City of Marysville Comments

Brad'

Please see the City's comments below:

Mitchell Highlands Section 4 - Final Plat

1. Easements shall be defined as "Utility Easement" in lieu of "Easement".
2. Please provide the names of the known utility providers within the easement description on Sheet 1 of 2.

Mitchell Highlands - Preliminary Plat Extension

1. No Comments

Mills of Watkins Phase 1 - Final Plat

1. Include the standard Easement language on Page 1 of the Plat. This was sent to the developer on May 17, 2022. See standard LUC Easement language below.

Industrial Parkway Data Center Campus - Preliminary Plat

1. A 20ft Utility easement will be needed outside of the proposed right of way
2. A 10-ft Utility Easement will be required along the north and south property lines for future utility expansion.

Typical easement language for the Final Plat, Please find it below. The highlighted sections will be project specific.

Utility Easements (U)

We the undersigned owners of the within platted land, do hereby grant unto City of Marysville Union Rural Electric, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Red Fir Court and Blackthorn Drive and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipelines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress

to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Chad Green, P.E.
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