

EXHIBIT A

LPA RX 871 SH

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Ver. Date 5/10/24

PID 118484

**PARCEL 4-SH
HAM-CR 358-0.94
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Anderson Township, Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Hamilton, Township of Anderson, located in Wilson and Fowler's Military Survey 2204 and being part of the 5.0029 acre tract conveyed to 6015 Clough, LLC by deed of record in Official Record 14060, Page 1787, records of the Recorder's Office, Hamilton County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the right side of the Centerline of Right-of-Way of C.R. 358 (Clough Pike) as delineated upon the HAM-CR 358-0.94 Right-of-Way Plan on file with the Ohio Department of Transportation;

Beginning for Reference at a point in the existing northerly right of way line of Clough Pike, at the southeasterly corner of Lot 8 (1.149 acres) of the Turpin Hills – Section 7 subdivision of record in Plat Book 224, Page 44, being 40.00 feet left of Centerline of Right-of-Way station 64+56.12;

Thence South 13 deg. 10 min. 04 sec. West, a distance of 40.80 feet (passing an iron pin found capped "Landsdale" at a distance of 10.20 feet) along the easterly line of said Turpin Hills – Section 7, to a point in the existing centerline of Clough Road, at the northeasterly corner of the original 10.070 acre tract conveyed to the Board of Trustees of Anderson Township by deed of record in Deed Book 4950, Page 2733; said point being at Centerline of Right-of-Way station 64+64.14;

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Thence the following (3) three courses and distances along the existing centerline of Clough Road, and the southerly line of said Turpin Hills – Section 7 and the northerly line of said original 10.070 acre tract;

1. Thence North 65 deg. 29 min. 24 sec. West, a distance of 508.42 feet to a point at Centerline of Right-of-Way station 59+55.72;
2. Thence North 63 deg. 07 min. 58 sec. West, a distance of 350.00 feet to a point at Centerline of Right-of-Way station 56+05.72;
3. Thence North 64 deg. 10 min. 26 sec. West, a distance of 362.16 feet to a point at the southwesterly corner of said Turpin Hills – Section 7, and in the northerly line of the 2.6919 acre tract conveyed to Edward H. Benken, Jr. and Patricia Benken, Trustees of the Benken Family Revocable Trust, Dated June 25, 2009 by deed of record in Official Record 11333, Page 592; point being at Centerline of Right-of-Way station 52+43.56;

Thence North 63 deg. 31 min. 42 sec. West, a distance of 30.39 feet along the existing centerline of Clough Road, the northerly line of said 2.6919 acre tract, and the northerly line of the 1.81316 acre tract conveyed to Richard J. Benken and Carla J. Benken by deed of record in Deed Book 4131, Page 1480 acre tract, to a point at the northwesterly corner of said 1.81316 acre tract and the northeasterly corner of Block A of The Reserve Of Turpin of record in Plat Book 309, Page 23, being at Centerline of Right-of-Way station 52+13.17;

Thence South 35 deg. 44 min. 40 sec. West, a distance of 30.40 feet along the common line of said 1.81316 acre tract and said Block A of The Reserve Of Turpin to a point in the existing southerly right of way line of Clough Pike, being 30.00 feet right of Centerline of Right-of-Way station 52+08.27;

Thence the following three (3) courses and distances along the existing southerly right of way line of Clough Pike;

1. Thence South 63 deg. 31 min. 42 sec. East, a distance of 20.25 feet to a point in the common line of said 1.81316 and 2.6919 acre tracts, being 30.00 feet right of Centerline of Right-of-Way station 52+28.51;
2. Thence continuing South 63 deg. 31 min. 42 sec. East, a distance of 15.21 feet to an angle point being 30.00 feet right of Centerline of Right-of-Way station 52+43.56;

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3. Thence South 64 deg. 10 min. 26 sec. East, a distance of 5.04 feet to point in the common line of said 2.6919 and 5.0029 acre tracts, being 30.00 feet right of Centerline of Right-of-Way station 52+48.43; said point being the **Point of True Beginning** of the herein described parcel;

Thence continuing South 64 deg. 10 min. 26 sec. East, a distance of 20.29 feet (passing an iron pin found capped HM Survey at a distance of 19.54 feet) along the existing southerly right of way line of Clough Pike to a point in the common line of said 5.0029 and 10.070 acre tracts, being 30.00 feet right of Centerline of Right-of-Way station 52+68.72;

Thence South 35 deg. 44 min. 40 sec. West, a distance of 45.68 feet along the common line of said 5.0029 and 10.070 acre tracts to a point being 75.00 feet right of Centerline of Right-of-Way station 52+60.85;

Thence North 63 deg. 48 min. 38 sec. West, a distance of 20.26 feet across said 5.0029 acre tract to a point in the common line of said 5.0029 and 2.6919 acre tracts being 74.90 feet right of Centerline of Right-of-Way station 52+41.43;

Thence North 35 deg. 44 min. 40 sec. East, a distance of 45.55 feet along the common line of said 5.0029 and 2.6919 acre tracts to the **Point of True Beginning** of the herein described parcel, containing 0.021 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.021 acres are contained within Hamilton County Auditor's Parcel 500-0360-0018.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), using GPS methods utilizing the Ohio Department of Transportation's ORTN Network in June, 2023.

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

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This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for Anderson Township, Hamilton County, Ohio in 2023, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Official Record 14060, Page 1787 of the Recorder's Office, Hamilton County, Ohio.



STANTEC CONSULTING SERVICES INC.

Steven E. Rader 5/10/24
Registered Surveyor No. 7191 Date