

## **EXHIBIT A**

LPA RX 871 SH

Page 1 of 3

Rev. 06/09

Ver. Date 09/09/24

PID 118484

**PARCEL 17-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).

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[Surveyor's description of the premises follows]

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Situate in the State of Ohio, County of Hamilton, Township of Anderson, located in N. Massie's Military Survey 2276, being part of the lands conveyed to The Moeller Home Company by deed of record in Deed Book 3413, Page 943, records of the Recorder's Office, Hamilton County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left 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 at the centerline intersection of Clough Pike and Newtown Road as delineated upon the plat of Mercer's Pointe of record in Plat Book 398, Page 25, being at Centerline of Right-of-Way station 76+57.60;

Thence South 52 deg. 48 min. 03 sec. East, a distance of 16.35 feet along the existing centerline of Clough Pike, and the southwesterly line of said Moeller Home lands, to a point being at Centerline of Right-of-Way station 76+73.95;

## **EXHIBIT A**

Page 2 of 3

LPA RX 871 SH

Rev. 06/09

Thence North 37 deg. 11 min. 57 sec. East, a distance of 30.00 feet across said Moeller Home land to a point at the intersection of the existing northeasterly right of way line of Clough Pike and the existing southeasterly right-of-way line of Newtown Road, being 30.00 feet left of Centerline of Right-of-Way station 76+73.95; said point being the **Point of True Beginning** of the herein described parcel;

Thence North 29 deg. 57 min. 18 sec. East, a distance of 88.17 feet along the existing southeasterly right-of-way line of Newtown Road to a point being 117.47 feet left of Centerline of Right-of-Way station 76+62.83;

Thence the following five (5) courses and distances across said Moeller Home lands;

1. Thence South 60 deg. 02 min. 42 sec. East, a distance of 15.00 feet to a point being 119.36 feet left of Centerline of Right-of-Way station 76+77.71;
2. Thence South 29 deg. 57 min. 18 sec. West, a distance of 54.80 feet to a point being 65.00 feet left of Centerline of Right-of-Way station 76+84.62;
3. Thence South 08 deg. 30 min. 50 sec. East, a distance of 21.48 feet to a point being 50.00 feet left of Centerline of Right-of-Way station 77+00.00;
4. Thence South 52 deg. 48 min. 03 sec. East, a distance of 50.00 feet to a point being 50.00 feet left of Centerline of Right-of-Way station 77+50.00;
5. Thence South 45 deg. 12 min. 22 sec. East, a distance of 151.33 feet to a point in the existing northeasterly right-of-way line of Clough Pike, being 30.00 feet left of Centerline of Right-of-Way station 79+00.00;

Thence North 52 deg. 48 min. 03 sec. West, a distance of 226.05 feet along the existing northeasterly right-of-way line of Clough Pike to the **Point of True Beginning** of the herein described parcel, containing 0.096 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.096 acres are contained within Hamilton County Auditor's Parcel 500-0360-0010.

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.

**EXHIBIT A**

Page 3 of 3

LPA RX 871 SH

Rev. 06/09

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

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: Deed Book 3413, Page 943 of the Recorder's Office, Hamilton County, Ohio.

**STANTEC CONSULTING SERVICES INC.**

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Registered Surveyor No. 7191

Date