

EXHIBIT A

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Ver. Date 07/13/2023

PID 110563

**PARCEL 12-T
HAM-74-13.35
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
IMPROVE GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Hamilton, Green Township, Section 17, Town 2, Fractional Range 2 and being part of Pt. Lot 12 of Enslein Subdivision, Block A plat as recorded in Plat Book 63, Page 43 of the plat records of the Hamilton County, Ohio Recorder's Office and conveyed to Board of Trustees of Green Township, Hamilton County, Ohio as recorded in Official Record Volume 9838, Page 2843 of the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Being a parcel lying on the right side of the existing centerline of right of way of Race Road as part of the HAM-74-13.35 Centerline Plat made by Fishbeck for the Ohio Department of Transportation as recorded in Plat Book 498, Page 40 of the plat records of the Hamilton County, Ohio Recorder's Office and being located within the following described points in the boundary thereof:

Commencing at the northwest corner of said Pt. Lot 12, also being the southwest corner of Lot 11 of said Enslein Subdivision, Block A plat, said point being 30.00 feet right of existing centerline of right of way of Race Road station 22+24.17;

Thence easterly on the north lot line of said Pt. Lot 12, also being the south lot line of Lot 11 of said Enslein Subdivision, Block A plat, South 84 degrees 20 minutes 00 seconds East, 5.00 feet, to a point on the north lot line of said Pt. Lot 12, also being on the south lot line of Lot 11 of said Enslein Subdivision, Block A plat, said point being 35.00 feet right of existing centerline of right of way of Race Road station 22+24.17 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

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Thence easterly continuing on the north lot line of said Pt. Lot 12, also being the south lot line of Lot 11 of said Enslein Subdivision, Block A plat, South 84 degrees 20 minutes 00 seconds East, 15.00 feet, to a point on the north lot line of said Pt. Lot 12, also being on the south lot line of Lot 11 of said Enslein Subdivision, Block A plat, also being on the proposed temporary easement line, said point being 50.00 feet right of existing centerline of right of way of Race Road station 22+24.17;

Thence southwesterly on the proposed temporary easement line, South 53 degrees 08 minutes 06 seconds West, 13.57 feet, to a point on the proposed temporary easement line, said point being 40.00 feet right of existing centerline of right of way of Race Road station 22+15.00;

Thence southerly continuing on the proposed temporary easement line, South 03 degrees 25 minutes 25 seconds East, 25.32 feet, to a point on the proposed temporary easement line, said point being 44.00 feet right of existing centerline of right of way of Race Road station 21+90.00;

Thence southerly continuing on the proposed temporary easement line, South 05 degrees 02 minutes 04 seconds West, 40.00 feet, to a point on the grantor's south property line, also being on the limited access right of way line of Interstate 74, said point being 44.44 feet right of existing centerline of right of way of Race Road station 21+50.00;

Thence northwesterly on the grantor's south property line, also being the limited access right of way line of Interstate 74, North 37 degrees 53 minutes 10 seconds West, 13.70 feet, to a point on the grantor's south property line, also being on the limited access right of way line of Interstate 74, also being on the existing standard highway easement line of Race Road, said point being 35.00 feet right of existing centerline of right of way of Race Road station 21+59.93;

Thence northerly on the existing standard highway easement line of Race Road, being a standard highway easement line 35.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of Race Road, North 05 degrees 40 minutes 00 seconds East, 64.24 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0135 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0135 acres, more or less, subject to legal highways, an existing 20 foot Cincinnati Bell Telephone Easement per Deed Book 43223, Page 1030 of the Hamilton County, Ohio Recorder's Office and other easements of record.

The above described area is contained within Hamilton County Auditor's permanent parcel number 550-0101-0025.

Prior Instrument Reference as of the date this survey was prepared: Official Record Volume 9838, Page 2843 of the Hamilton County, Ohio Recorder's Office.

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Description based on a field survey conducted by Fishbeck between the months of July 2022 through September 2022 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on Ohio State Plane Coordinates, South Zone, referenced to NAD (83) (2011) and are for this project use only.

This description was prepared on July 13, 2023 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.



Joshua R. Mihelcic
Registered Surveyor of Ohio: No. S-008453

07-13-2023
Date

