

EXHIBIT A

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LPA RX 871 SH

Ver. Date 7/23/24

PID 114496

PARCEL 10-SH HAM-COLUMBIA CONNECTOR PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS IN THE NAME AND FOR THE USE OF THE HAMILTON COUNTY PARK DISTRICT, 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 Hamilton County Park District, 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, Village of Mariemont, located in Section 3, Township 4, Fractional Range 2, and being part of Parcel V and Parcel VI conveyed to The Public Library of Cincinnati, and Hamilton County by deed of record in Deed Book 3733, Page 508, 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 Right-of-Way of U.S. Route 50 (Wooster Pike), as delineated upon the HAM-COLUMBIA CONNECTOR Right-of-Way Plan on file with the Ohio Department of Transportation;

Beginning for Reference at a point in the westerly line of said Section 3, being the westerly line of the 0.625 acre tract (Parcel I) conveyed to The Public Library of Cincinnati, and Hamilton County by deed of record in Deed Book 3733, Page 508, at the common corner of Lots 91 and 92 of the Addition to Indian View Subdivision of record in Plat Book 18, Page 24, being 223.26 feet left of Centerline Right-of-Way station 1667+25.64;

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Thence North 06 deg. 51 min. 47 sec. East, a distance of 18.57 feet along the westerly line of said Section 3, and the common line of said Lot 91 and said 0.625 acre tract, to an iron pin found (capped Landsdale) at a common corner of said 0.625 acre tract (Parcel I) and the 2.000 acre tract conveyed to Mariemont School District Board of Education by deed of record in Official Record 14187, Page 2646, being 241.82 feet left of Centerline Right-of-Way station 1667+25.01;

Thence South 51 deg. 43 min. 21 sec. East, a distance of 210.81 feet, with the southerly line of said 2.000 acre tract and the northerly line of said 0.625 acre tract and said Parcel V to a point, being 151.07 feet left of Centerline Right-of-Way station 1668+90.05, and the **Point of True Beginning** of the herein described parcel;

Thence South 53 deg. 08 min. 50 sec. East, a distance of 243.49 feet, with the southerly line of said 2.000 acre tract and the northerly line of said Parcel V and Parcel VI, to a point being 85.91 feet left of Centerline Right-of-Way station 1671+05.00;

Thence continuing South 53 deg. 08 min. 50 sec. East, a distance of 24.21 feet, with the southerly line of said 2.000 acre tract and the northerly line of said Parcel VI to a point at the northwesterly corner of the 2.18 acre tract (Tract 1) conveyed to Board of County Commissioners of Hamilton County, Ohio, by deed of record in Deed Book 1315 Page 604, being 81.66 feet left of Centerline Right-of-Way station 1671+27.37;

Thence South 38 deg. 56 min. 30 sec. West, a distance of 31.41 feet, with the common line of said 2.18 acre tract and said Parcel VI, to a point in the northerly Right-of-Way line of U.S. 50 (Wooster Pike), as delineated upon the Hamilton County S.H. 8, SEC. "M" (PT.) R/W Plans (dated 4-19-37) on file with the Ohio Department of Transportation, being 50.91 feet left of Centerline Right-of-Way station 1671+21.24;

Thence along a curve to the left, having a radius of 602.96 feet, a central angle of 23 deg. 16 min. 51 sec., an arc length of 245.00 feet, the chord to which bears North 68 deg. 42 min. 37 sec. West, a chord distance of 243.32 feet, through said Parcel VI and Parcel V to a point, being 49.25 feet left of Centerline Right-of-Way station 1668+86.80;

Thence North 18 deg. 26 min. 59 sec. East, a distance of 101.88 feet, through said Parcel V to the **Point of True Beginning** of the herein described parcel, containing 0.334 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.224 acres are contained within Hamilton County Auditor's Parcel 527-0020-0520.

Of the above described area, 0.110 acres are contained within Hamilton County Auditor's

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Parcel 527-0020-0521.

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 Ohio Real Time Network.

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 from 2023 to 2024 for the Hamilton County Park District, Hamilton County, Ohio, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Deed Book 3733, Page 508, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date