

EXHIBIT A

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LPA RX 871 SH

Ver. Date 07/27/24

PID 114496

**PARCEL 12-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 the 2.000 acre tract conveyed to Mariemont School District Board of Education, by deed of record in Official Record 14187 Page 2646, 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, the westerly line of said 0.625 acre tract, and the easterly line of said Lot 91, to an iron pin found (capped Lansdale) at a common corner of said 0.625 and 2.000 acre tracts, being 241.82 feet left of Centerline Right-of-Way station 1667+25.01; said iron pin being the **Point of True Beginning** of the herein described parcel;

Thence continuing North 06 deg. 51 min. 47 sec. East, a distance of 87.88 feet, along the westerly line of said Section 3, the westerly line of said 2.000 acre tract and in part, the easterly line of said Lot 91, to an iron pin found in the southwesterly Right-of-Way line of Hiawatha Ave., at a northerly corner of said 2.000 acre tract, being 329.63 feet left of Centerline Right-of-Way station 1667+22.26;

Thence South 51 deg. 43 min. 21 sec. East, a distance of 255.24 feet along said southwesterly Right-of-Way line of Hiawatha Avenue and the northeasterly line of said 2.000 acre tract, to a point at the southwesterly corner of the 25.505 acre tract conveyed to Mariemont School District Board of Education, by deed of record in Official Record 12068, Page 1816, being 221.49 feet left of Centerline Right-of-Way station 1669+12.62;

Thence South 53 deg. 08 min. 42 sec. East, a distance of 182.75 feet, along the common line of said 2.000 and 25.505 acre tracts, to a point being 171.45 feet left of Centerline Right-of-Way station 1670+65.00;

Thence South 01 deg. 55 min. 13 sec. East, a distance of 96.20 feet, across said 2.000 acre tract, to a point in the southwesterly line of said 2.000 acre tract and the northeasterly line Parcel VI conveyed to The Public Library of Cincinnati, and Hamilton County by deed of record in Deed Book 3733, Page 508, being 85.91 feet left of Centerline Right-of-Way station 1671+05.00;

Thence North 53 deg. 08 min. 50 sec. West a distance of 243.49 feet, with the southwesterly line of said 2.000 acre tract and the northeasterly line of said Parcel VI and Parcel V conveyed to The Public Library of Cincinnati, and Hamilton County by deed of record in Deed Book 3733, Page 508 to a point, being 151.07 feet left of Centerline Right-of-Way station 1668+90.05;

Thence North 51 deg. 43 min. 21 sec. West, a distance of 210.81 feet, along the southwesterly line of said 2.000 acre tract, the northeasterly line of said Parcel V, and the northeasterly line of said 0.625 acre tract (Parcel I) to the **Point of True Beginning** of the herein described parcel, containing 0.768 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

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Of the above described area, 0.768 acres are contained within Hamilton County Auditor's Parcel 527-0021-0013.

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: Official Record 14187 Page 2646, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date