

## **EXHIBIT A**

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LPA RX 871 SH

Ver. Date 08/01/24

PID 114496

**PARCEL 21-SH2  
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).

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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 Columbia, located in Section 3, Township 4, Fractional Range 2, and being part of the TRACT 'C' (0.5349 acre tract), TRACT 'D' (0.7186 acre tract) and TRACT 'E' (2.4169 acre tract) delineated upon the plat of Mariemont Landing Block 'A' of record in Plat Book 362, Page 56 and transferred to Mariemont Landing Homeowners Association, Inc. by deed of record in Official Record 8654 Page 1007, 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 and left sides of the Centerline of Construction of Columbia Connector "C", as delineated upon the HAM-COLUMBIA CONNECTOR Right-of-Way Plan on file with the Ohio Department of Transportation;

**Beginning** at the southeasterly corner of said TRACT 'C', being a common corner of the 0.490 acre tract (Parcel 2) and the 0.253 acre tract (Parcel 3) conveyed to McDonalds Real Estate Company by deed of record in Official Record 10063 Page 1359, and being an angle point in the northeasterly line of the original 15.337 acre tract conveyed to Hamilton County Park District by deed of record in Official Record 6995 Page 547; said point being 12.55 feet right of Centerline of Construction station 73+03.10;

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Thence along the southerly line of said TRACT 'C' with a curve to the left, having a radius of 1852.82 feet, a central angle of 01 deg. 09 min. 25 sec., and arc distance of 37.41 feet, the chord to which bears North 86 deg. 45 min. 32 sec. West, a chord distance of 37.41 feet to a point being 49.62 feet right of Centerline of Construction station 72+98.92;

Thence the following five (5) courses and distances across said TRACTS 'C', 'E', and 'D'

1. Thence North 2 deg. 12 min. 32 sec. West, a distance of 18.54 feet to a point being 50.00 feet right of Centerline of Construction station 72+85.00;
2. Thence South 88 deg. 23 min. 21 sec. East, a distance of 35.00 feet to a point on a curve being 15.00 feet right of Centerline of Construction station 72+85.00;
3. Thence along a curve to the right, having a radius of 165.00 feet, a central angle of 03 deg. 38 min. 35 sec., an arc distance of 10.49 feet, the chord to which bears North 3 deg. 25 min. 57 sec. East, a chord distance of 10.49 feet to a point in a common line of said TRACT 'C' and TRACT 'E', being 15.00 feet right of Centerline of Construction station 72+75.46;
4. Thence continuing along a curve to the right, having a radius of 165.00, a central angle of 17 deg. 48 min. 23 sec, an arc distance of 51.28 feet, the chord to which bears North 14 deg. 9 min. 26 sec. East, a chord distance of 51.07 feet to a point of tangency being 15.00 feet right of Centerline of Construction station 72+28.85;
5. Thence North 23 deg. 3 min. 37 sec. East, a distance of 18.27 feet to a point in the common line of said TRACT 'D' and the 0.8121 acre tract conveyed to Kroger Limited Partnership I by deed of record in Official Record 11812 Page 2123; said point being 15.00 feet right of Centerline of Construction station 72+10.57;

Thence South 73 deg. 2 min. 59 sec. East, a distance of 21.03 feet along the common line of said TRACT 'D' and said 0.8121 acre tract to an iron pin found (cap illegible) in the westerly line of said 0.490 acre tract, at a common corner of said TRACT 'D' and said 0.8121 acre tract; said iron pin being 5.91 feet left of Centerline of Construction station 72+08.33;

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Thence the following three (3) courses and distances along the easterly lines of said TRACTs 'D', 'E', and 'C', and the westerly lines of said 0.490 acre tract;

1. Thence South 23 deg. 30 min. 15 sec. West, a distance of 42.61 feet to an angle point being 3.90 feet left of Centerline of Construction station 72+51.62;
2. Thence North 77 deg. 44 min. 34 sec. West, a distance of 17.07 feet to an angle point being 13.16 feet right of Centerline of Construction station 72+52.20;
3. Thence South 3 deg. 47 min. 48 sec. West, a distance of 55.00 feet to the **Point of True Beginning** of the herein described parcel, containing 0.040 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.018 acres are contained within Hamilton County Auditor's Parcel 520-0110-0140.

Of the above described area, 0.004 acres are contained within Hamilton County Auditor's Parcel 520-0110-0141.

Of the above described area, 0.018 acres are contained within Hamilton County Auditor's Parcel 520-0110-0139.

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 8654 Page 1007, of the Recorder's Office, Hamilton County, Ohio.

**STANTEC CONSULTING SERVICES INC.**

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Registered Surveyor No. 7191

Date