

EXHIBIT A

LPA RX 871 SH

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Ver. Date 08/01/24

PID 114496

**PARCEL 23-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, Township of Columbia, located in Section 3, Township 4, Fractional Range 2, and being part 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, 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 side of the Centerline Right-of-Way of U.S. Route 50 (Wooster Pike) and on the left and right 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 for Reference at an angle point in the existing southwesterly right-of-way line of U.S. Route 50 (Wooster Pike), at an easterly corner of the TRACT 'D' (0.7186 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, and in the northwesterly line of the 0.8121 acre tract conveyed to Kroger Limited Partnership I by deed of record in Official Record 11812 Page 2123, being 50.00 feet right of U.S. Route 50 Centerline Right-of-Way station 1679+70.66;

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Thence North 23 deg. 30 min. 15 sec. East, a distance of 10.01 feet along the existing southwesterly right-of-way line of U.S. Route 50 and along the northwesterly line of said 0.8121 acre tract, to a point on a curve in said southwesterly right-of-way line, at a northerly corner of said 0.8121 acre tract, being 40.00 feet right of U.S. Route 50 Centerline Right-of-Way station 1679+70.34;

Thence along the existing southwesterly right-of-way line of U.S. Route 50 and the northeasterly line of said 0.8121 acre tract with a curve to the left, having a radius of 6915.50 feet, a central angle of 01 deg. 37min. 26 sec., an arc distance of 196.00 feet, the chord to which bears South 65 deg. 28 min. 38 sec. East, a chord distance of 195.99 feet to a point at a common corner of said 0.8121 and 0.490 acre tracts, being 40.00 feet right of U.S. Route 50 Centerline Right-of-Way station 1681+65.21; said point being the **Point of True Beginning** of the herein described parcel;

Thence continuing along the existing southwesterly right-of-way line of U.S. Route 50 and along the northeasterly line of said 0.490 acre tract, with a curve to the left, having a radius of 6915.50 feet, a central angle of 00 deg. 03 min. 52sec., an arc distance of 7.79 feet, the chord to which bears South 66 deg. 19 min. 17 sec. East, a chord distance of 7.79 feet to a point being 40.00 feet right of U.S. 50 Centerline Right-of-Way station 1681+72.95, and being 15.00 feet left of Columbia Connector "C" Centerline of Construction station 70+40.18;

Thence the following two (2) courses and distances across said 0.490 and 0.253 acre tracts;

1. Thence South 23 deg. 3 min. 37 sec. West, a distance of 188.67 feet to a point of curvature, being 15.00 feet left of Centerline of Construction station 72+28.85;
2. Thence along a curve to the left, having a radius of 135.00 a central angle of 76 deg. 00 min. 37 sec., an arc distance of 179.10 feet, the chord to which bears South 14 deg. 56 min. 41 sec. East, a chord distance of 166.25 feet to a point in a common line of said 0.253 acre tract and an original 6.66 acre tract conveyed to Alamin Family Partnership by deed of record in Official Record 6264 Page 1498; said point being 15.00 feet left of Centerline of Construction station 74+27.84;

Thence South 24 deg. 31 min. 0 sec. West, a distance of 15.11 feet along the common line of said 0.253 acre tract and an original 6.66 acre tract to a 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 0.22 feet left of Centerline of Construction station 74+31.12;

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Thence the following two (2) courses and distances along the common lines of said 0.253 acre tract and said original 15.337 acre tract;

1. Thence North 60 deg. 20 min. 35 sec. West, a distance of 46.89 feet to a point being 11.67 feet right of Centerline of Construction station 73+87.25;
2. Thence North 21 deg. 55 min. 00 sec. West, a distance of 89.76 feet to a point at a common corner of said 0.253 and 0.490 acre tracts, at a southeasterly corner of said TRACT 'C' (0.5349 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; said point being 12.55 feet right of Centerline of Construction station 73+03.10;

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

1. Thence North 3 deg. 47 min. 48 sec. East, a distance of 55.00 feet to a point being 13.16 feet right of Centerline of Construction station 72+52.20;
2. Thence South 77 deg. 44 min. 34 sec. East, a distance of 17.07 feet to a point being 3.90 feet left of Centerline of Construction station 72+51.62;
3. Thence North 23 deg. 30 min. 15 sec. East, a distance of 42.61 feet to an iron pin found (cap illegible) at a common corner of said TRACT 'D' and said 0.8121 acre tract, being 5.91 feet left of Centerline of Construction station 72+08.33;

Thence North 23 deg. 30 min. 15 sec. East, a distance of 168.25 feet along the common line of said 0.490 and 0.8121 acre tracts to the **Point of True Beginning** of the herein described parcel, containing 0.134 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.074 acres are contained within Hamilton County Auditor's Parcel 520-0110-0056.

Of the above described area, 0.060 acres are contained within Hamilton County Auditor's Parcel 520-0111-0216.

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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 10063 Page 1359, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date