

EXHIBIT A

LPA RX 871 SH

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Ver. Date 08/02/24

PID 114496

**PARCEL 24-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 an original 6.66 acre tract conveyed to Alamin Family Partnership by deed of record in Official Record 6264 Page 1498, 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 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 the southeasterly corner of 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, 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 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 South 21 deg. 54 min. 60 sec. East, a distance of 89.76 feet to a point being 11.67 feet right of Centerline of Construction station 73+87.25;
2. Thence South 60 deg. 20 min. 35 sec. East, a distance of 46.89 feet to a point at a common corner of said 0.253 acre tract and said original 6.66 acre tract, being 0.22 feet left of Centerline of Construction station 74+31.12; said point being the **Point of True Beginning** of the herein described parcel;

Thence North 24 deg. 31 min. 0 sec. East, a distance of 15.11 feet along the common line of said 0.253 acre tract and said original 6.66 acre tract to a point on a curve being 15.00 feet left of Centerline of Construction station 74+27.84;

Thence the following six (6) courses and distances across said original 6.66 acre tract;

1. Thence along a curve to the left, having a radius of 135.00 feet, a central angle of 13 deg. 16 min. 49 sec., an arc length of 31.20 feet, the chord to which bears South 59 deg. 35 min. 25 sec. East, a distance of 31.22 feet to a point being 15.00 feet left of Centerline of Construction station 74+62.61;
2. Thence South 66 deg. 13 min. 49 sec. East, a distance of 51.27 feet to a point being 16.22 feet left of Centerline of Construction station 75+12.79;
3. Thence South 58 deg. 21 min. 17 sec. East, a distance of 154.85 feet to a point being 14.06 feet left of Centerline of Construction station 76+67.72;
4. Thence South 67 deg. 40 min. 19 sec. East, a distance of 168.00 feet to a point being 15.12 feet left of Centerline of Construction station 78+36.57;
5. Thence South 65 deg. 14 min. 55 sec. East, a distance of 164.56 feet to a point being 15.49 feet left of Centerline of Construction station 79+99.78;
6. Thence South 57 deg. 29 min. 37 sec. East, a distance of 109.27 feet to a point in the common line of said original 6.66 and 15.337 acre tracts being 14.47 feet left of Centerline of Construction station 81+09.13;

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Thence the following three (3) courses and distances along the common line of said original 6.66 and 15.337 acre tracts;

1. Thence North 74 deg. 47 min. 6 sec. West, a distance of 32.15 feet to an iron pin found (capped "Landsdale"), being 5.45 feet left of Centerline of Construction station 80+77.32;
2. Thence North 65 deg. 30 min. 28 sec. West, a distance of 406.34 feet to an iron pin found (capped "Landsdale"), being 0.65 feet right of Centerline of Construction station 76+70.94;
3. Thence North 60 deg. 20 min. 35 sec. West, a distance of 239.53 feet to the **Point of True Beginning** of the herein described parcel, containing 0.269 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.269 acres are contained within Hamilton County Auditor's Parcel 520-0111-0208;

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.

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 6264 Page 1498, of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date