

EXHIBIT A

LPA RX 871 SH

Page 1 of 3

Rev. 06/09

Ver. Date 05/11/24

PID 118484

**PARCEL 8-SH
HAM-CR 358-0.94
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
ANDERSON TOWNSHIP, 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 Anderson Township, 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 Anderson, located in N. Massie's Military Survey 2276, being part of Parcel I and Parcel II conveyed to Turpin SPV, LLC by deed of record in Official Record 14765, Page 2062, 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 of Right-of-Way of C.R. 358 (Clough Pike) as delineated upon the HAM-CR 358-0.94 Right-of-Way Plan on file with the Ohio Department of Transportation;

Beginning for Reference at a point at the centerline intersection of Clough Pike and Newtown Road as delineated upon the plat of Mercer's Pointe of record in Plat Book 398, Page 25, being at Centerline of Right-of-Way station 76+57.60;

Thence North 52 deg. 48 min. 03 sec. West, a distance of 47.60 feet along the existing centerline of Clough Pike, the southwesterly line of said Mercer's Pointe and the northeasterly line of said Parcel II, to a point being at Centerline of Right-of-Way station 76+10.00;

EXHIBIT A

Page 2 of 3

LPA RX 871 SH

Rev. 06/09

Thence South 37 deg. 11 min. 57 sec. West, a distance of 30.00 feet across said Parcel II, to a point in the existing southwesterly right of way line of Clough Pike, being 30.00 feet right of Centerline of Right-of-Way station 76+10.00; said point being the **Point of True Beginning** of the herein described parcel;

Thence South 52 deg. 48 min. 03 sec. East, a distance of 70.00 feet along the existing southwesterly right-of-way line of Clough Pike and across said Parcel II and Parcel I, to a point being 30.00 feet right of Centerline of Right-of-Way station 76+80.00;

Thence the following four (4) courses and distances across said Parcel I and Parcel II

1. Thence South 37 deg. 11 min. 57 sec. West, a distance of 12.00 feet to a point being 42.00 feet right of Centerline of Right-of-Way station 76+80.00;
2. Thence North 52 deg. 48 min. 03 sec. West, a distance of 45.00 feet to a point being 42.00 feet right of Centerline of Right-of-Way station 76+35.00;
3. Thence North 52 deg. 48 min. 03 sec. West, a distance of 25.00 feet to a point being 42.00 feet right of Centerline of Right-of-Way station 76+10.00;
4. Thence North 37 deg. 11 min. 57 sec. East, a distance of 12.00 feet to the **Point of True Beginning** of the herein described parcel, containing 0.019 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.019 acres are contained within Hamilton County Auditor's Parcel 500-0360-0006.

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 ORTN Network in June, 2023.

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

EXHIBIT A

Page 3 of 3

LPA RX 871 SH

Rev. 06/09

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for Anderson Township, Hamilton County, Ohio in 2023, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Official Record 14765, Page 2062 of the Recorder's Office, Hamilton County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date