

**EXHIBIT A**

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Ver. Date 07/13/2023

PID 110563

**PARCEL 14-T  
HAM-74-13.35  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
IMPROVE DRIVEWAY AND GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Hamilton, Green Township, Section 17, Town 2, Fractional Range 2 and being part of Lot 11 of Enslein Subdivision, Block A plat as recorded in Plat Book 63, Page 43 of the plat records of the Hamilton County, Ohio Recorder's Office and conveyed to Christine F. Mattlin as recorded in Official Record Volume 14452, Page 4011 of the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Being a parcel lying on the right side of the existing centerline of right of way of Race Road as part of the HAM-74-13.35 Centerline Plat made by Fishbeck for the Ohio Department of Transportation as recorded in Plat Book 498, Page 40 of the plat records of the Hamilton County, Ohio Recorder's Office and being located within the following described points in the boundary thereof:

Commencing at the southwest corner of said Lot 11, also being the northwest corner of Pt. Lot 12 of said Enslein Subdivision, Block A plat, said point being 30.00 feet right of existing centerline of right of way of Race Road station 22+24.17 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

Thence northerly on the existing right of way line of Race Road, being a right of way line 30.00 feet easterly of, as measured perpendicular to and parallel with, the existing centerline of right of way of Race Road, also being the west lot line of said Lot 11, North 05 degrees 40 minutes 00 seconds East, 100.00 feet, to point being the northwest corner of said Lot 11, also being the southwest corner of Lot 10 of said Enslein Subdivision, Block A plat, also being on the proposed temporary easement line, said point being 30.00 feet right of existing centerline of right of way of Race Road station 23+24.17;

Thence southeasterly on the proposed temporary easement line, South 38 degrees 58 minutes 50 seconds East, 19.92 feet, to a point on the proposed temporary easement line, said point being 44.00 feet right of existing centerline of right of way of Race Road station 23+10.00;

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Thence southerly continuing on the proposed temporary easement line, South 05 degrees 40 minutes 00 seconds West, 25.00 feet, to a point on the proposed temporary easement line, said point being 44.00 feet right of existing centerline of right of way of Race Road station 22+85.00;

Thence southerly continuing on the proposed temporary easement line, South 07 degrees 17 minutes 42 seconds East, 62.42 feet, to a point on the south lot line of said Lot 11, also being the north lot line of Pt. Lot 12 of said Enslein Subdivision, Block A plat, said point being 58.00 feet right of existing centerline of right of way of Race Road station 22+24.17;

Thence westerly on the south lot line of said Lot 11, also being the north lot line of Pt. Lot 12 of said Enslein Subdivision, Block A plat, North 84 degrees 20 minutes 00 seconds West, 28.00 feet, to the **TRUE POINT OF BEGINNING** and containing 0.0396 acres, of which 0.0000 acres is PRO (Present Road Occupied), leaving a net take of 0.0396 acres, more or less, subject to legal highways and other easements of record.


The above described area is contained within Hamilton County Auditor's permanent parcel number 550-0101-0024.

Prior Instrument Reference as of the date this survey was prepared: Official Record Volume 14452, Page 4011 of the Hamilton County, Ohio Recorder's Office.

Description based on a field survey conducted by Fishbeck between the months of July 2022 through September 2022 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are based on Ohio State Plane Coordinates, South Zone, referenced to NAD (83) (2011) and are for this project use only.

This description was prepared on July 13, 2023 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic  
Registered Surveyor of Ohio: No. S-008453

07-13-2023  
Date

