

EXHIBIT A

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Ver. Date 05/11/24

PID 118484

**PARCEL 13-T
HAM-CR358-0.94
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DO MINOR GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[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 the lands conveyed to Wilma J. Genter and Laura J. Kelch by deed of record in Official Record 13518, Page 400, 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 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 at a point on a curve in the existing northerly right-of-way line of Clough Pike (being 30.00 feet northerly of, as measured by right angles, the centerline thereof) and in the easterly line of said Genter and Kelch land and the westerly line of Mercer's Pointe of record in Plat Book 398, Page 25; said point being 30.00 feet left of Centerline of Right-of-Way station 73+61.09;

Thence along said existing northerly right-of-way line of Clough Pike with a curve to the left, having a radius of 1175.92 feet, a delta angle of 06 deg. 42 min. 30 sec., an arc length of 137.68 feet, whose long chord bears North 59 deg. 46 min. 11 sec. West a distance of 137.60 feet to a point in the common line of said Genter and Kelch land and the 9.068 acre tract conveyed to Daniel and Deborah Properties LLC by deed of record in Official Record 14647, Page 1688, being 30.00 feet left of Centerline of Right-of-Way station 72+26.92;

Thence North 18 deg. 43 min. 01 sec. East, a distance of 5.05 feet along the common line of said Genter and Kelch land and said 9.068 acre tract to a point on a curve being 35.00 feet left of Centerline of Right-of-Way station 72+26.23;

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Thence across said Genter and Kelch land with a curve to the right, having a radius of 1180.92 feet, a delta angle of 06 deg. 39 min. 55 sec., an arc length of 137.37, whose long chord bears South 59 deg. 49 min. 34 sec. East a distance of 137.30 feet to a point in the easterly line of said Genter and Kelch land and the westerly line of Mercer's Pointe to a point being 35.00 feet left of Centerline of Right-of-Way station 73+59.53;

Thence South 15 deg. 46 min. 18 sec. West, a distance of 5.25 feet along the easterly line of said Genter and Kelch land and the westerly line of Mercer's Pointe to the **Point of True Beginning** of the herein described parcel, containing 0.016 acres, more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 0.016 acres are contained within Hamilton County Auditor's Parcel 500-0360-0165.

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.

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 13518, Page 400 of the Recorder's Office, Hamilton County, Ohio.



STANTEC CONSULTING SERVICES INC.

Steven E. Rader
Registered Surveyor No. 7191

5/11/24
Date