

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENT:

That **The Center for the Reproduction of Endangered Wildlife (CREW) of the Cincinnati Zoological Society**, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to it paid by the City of Mason, Warren County, Ohio, receipt of which is acknowledged, does hereby grant and release to said City of Mason, its successors and assigns forever, the right, privilege, and easement to construct, maintain, tap into and repair any utility through the following described real estate.

**SEE EXHIBIT 'A' AND 'B' ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

Said grantee is to have the right and privilege of entering upon the above-described premises through themselves, employees and contractors to construct, maintain, tap into and repair any utility along the line above set forth.

As further consideration for this easement, grantees agree to restore the said premises to its original condition, as near as possible, after construction, and to repair or replace any utility disturbed during construction.

The Grantor shall have full right to use the land within the said right-of-way and easement for any purpose consistent with the rights herein granted to the grantee, its successors and assigns; provided, however, that no buildings or other structures shall be erected within the limits of said rights-of-way and easement by the Grantor or any other party claiming title or possession under said Grantor.

IN WITNESS WHEREOF, The Center for the Reproduction of Endangered Wildlife (CREW) of the Cincinnati Zoological Society, by _____, its _____, thereunto duly authorized by action of the Trustees of the Board, has caused its corporate name to be hereunto subscribed this _____ day of _____, 2001.

Signed and acknowledged in the presence of:

THE CENTER FOR THE REPRODUCTION OF
ENDANGERED WILDLIFE (CREW) OF THE
CINCINNATI ZOOLOGICAL SOCIETY

BY: 

Print Name

Print Name

PERMANENT FORCE MAIN EASEMENT

Exhibit A

Situated in the State of Ohio, County of Warren, Township of Turtlecreek, Section 27, Town 4, Range 3 Between The Miami Rivers and being a part of a tract of land containing 50.22 acres, 63.56 acres and 27 acres, 30.52 acres and 78 acres more or less, and being the same premises described in Warranty Deed recorded in Volume 1080, Page 384 of the Deed Records of Warren County, Ohio, and being more particularly described as follows:

Commencing at a ½" iron pin found at the intersection of Mason-Montgomery Road (C.H.21) and Hamilton Road (C.H.13), and being northwest corner of Section 27; thence, easterly with north boundary line of The Center for the Reproduction of Endangered Wildlife (Crew) of the Cincinnati Zoological Society, 601.99 feet to a point; thence southerly along the line perpendicular to the right-of-way line, 39.50 feet to a point in the southerly 20 feet water main easement line passing south right-of-way line of Hamilton Road at 34.50 feet also being the True Point of Beginning;


- 1) Thence southerly 20.00 feet to a point;
- 2) Thence westerly parallel with a south line of existing water main easement recorded in Deed Book 1386, Page 319, a distance of 513.33 feet to a point inside of existing 100 feet x 100 feet water easement;
- 3) Thence southwesterly, 44.00 feet to a corner point;
- 4) Thence southerly parallel with existing 10 feet water main easement recorded in Deed Book 839, Page 949, a distance of 1351.85 feet to a point;
- 5) Thence westerly, 20.00 feet to a point in an easterly water main easement line;
- 6) Thence southerly with said easement line, 62.40 feet to a point;
- 7) Thence easterly, 20.00 feet to a point;
- 8) Thence southerly parallel with existing 10 feet water main easement, 977.16 feet to a point in the south boundary line;
- 9) Thence westerly, 20.00 feet to a point in an easterly water main easement line;
- 10) Thence northerly with easterly line of existing 10 feet water main easement, 2429.95 feet to a point in easterly line of said easement;

11) Thence northeasterly with said easement, 15.62 feet to a point in the southerly line of existing 20 feet water main easement;

12) Thence easterly with southerly line of existing water main easement parallel to Hamilton Road, 553.31 feet to the True Point of Beginning; containing 1.3463 acres of land, more or less, as described in April of 2001, by Adeeb E. Saikaly, Ohio Reg. S-5237.

Subject, however, to all legal rights-of-way of previous record.

By A. Adeeb E. Saikaly
Adeeb E. Saikaly, Ohio Reg. S-5237.



05/04/01
Date

PERMANENT FORCE MAIN EASEMENT

Exhibit B

Situated in the State of Ohio, County of Warren, Township of Turtlecreek, Section 27, Town 4, Range 3 Between The Miami Rivers and being a part of a tract of land containing 232.7983 acres, more or less, and being the same premises described in Warranty Deed recorded in Volume 1080, Page 383 of the Deed Records of Warren County, Ohio, and being more particularly described as follows:

Commencing at a ½" iron pin found at the intersection of Mason-Montgomery Road (C.H.21) and Hamilton Road (C.H.13), and being northwest corner of Section 27; thence, southerly with west boundary line of The Center for the Reproduction of Endangered Wildlife (Crew) of the Cincinnati Zoological Society, 2474.89 feet to a point; thence easterly, with northerly boundary line, 40.00 feet to a point in the easterly line of water main easement also being the True Point of Beginning;

- 1) Thence easterly with northerly boundary line, 20.00 feet to a point;
- 2) Thence southerly parallel with a easterly line of existing 10 feet water main easement recorded in Deed Book 839, Page 948, a distance of 1505.16 feet to a point;
- 3) Thence southeasterly, 57.80 feet to a corner point;
- 4) Thence southeasterly, 200.27 feet to a corner point;
- 5) Thence southeasterly, 157.58 feet to a corner point;
- 6) Thence southeasterly, 20.00 feet to a corner point;
- 7) Thence southeasterly, 40.51 feet to a corner point;
- 8) Thence southeasterly, 51.23 feet to a corner point;
- 9) Thence southerly parallel with easterly boundary line of Sprint, described in Warranty Deed recorded in Volume 473, Page 71, a distance of 103.26 feet to a point;
- 10) Thence westerly parallel with southerly boundary line of aforementioned Sprint, 95.69 feet to a point;
- 11) Thence southerly, 31.35 feet to a point;
- 12) Thence southerly parallel with easterly line of existing 10 feet water main easement, 386.31 feet to a point;
- 13) Thence southeasterly parallel with easterly line of existing water main easement, 541.42 feet to a point in the southerly boundary line also being a section line;

- 14) Thence westerly running with section line, 21.15 feet to a point in the easterly line of an existing water main easement;
- 15) Thence northwesterly with the easterly line of an existing water main easement, 534.07 feet to a point;
- 16) Thence northerly with said existing easement line, 444.95 feet to a point in southerly boundary line of Sprint;
- 17) Thence easterly running with southerly boundary line of aforementioned Sprint, 101.61 feet to a point in a boundary corner;
- 18) Thence northerly running with easterly boundary line of Sprint and passing a found ½" iron pin at 60.00 feet, a total distance of 63.21 feet to a point;
- 19) Thence westerly, 33.20 feet to a point;
- 20) Thence northwesterly, 48.69 feet to a point;
- 21) Thence northwesterly, 20.00 feet to a point;
- 22) Thence northwesterly, 157.62 feet to a point;
- 23) Thence northwesterly, 212.45 feet to a point;
- 24) Thence northwesterly, 63.81 feet to a point in the easterly water main easement line;
- 25) Thence northerly running with easterly water main easement line, 1506.95 feet to the True Point of Beginning; containing 1.4621 acres of land, more or less, as described in April of 2001, by Adeeb E. Saikaly, Ohio Reg. S-5237.

Subject, however, to all legal rights-of-way of previous record.

By A. E. Saikaly
Adeeb E. Saikaly, Ohio Reg. S-5237.



Date 5/2/01