

engineers
planners
architects
surveyors

700 Nilles Road
Fairfield, Ohio 45014
p. 513.829.2149
f. 513.829.2457
fairfield@bayerbecker.com

County Warren

City of Mason
Roadway Improvement Plans

Exhibit A

LEGAL DESCRIPTION

PARCEL NO. 16-WD

OWNER: Theodore J. Honerlaw
TYPE OF INTEREST: Warranty Deed

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.057 acre tract of land in part of the lands of Theodore J. Honerlaw as recorded in Deed Book 1470, Page 853 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Section 36, along the Easterly line of said section North 03°59'56" East, 1918.41 feet to a point 21.56 feet right of centerline station 122+60.67 of the City of Mason Roadway Improvement Plans; thence North 04°24'51" East, 111.98 feet to the Southeast corner of the aforementioned lands of Theodore J. Honerlaw and at a point 18.08 feet right of centerline station 121+48.59 of the City of Mason Roadway Improvement Plans and the true point of beginning;

thence from the point of beginning thus found, leaving said section line, along the Southerly line of said lands of Theodore J. Honerlaw, North 85°08'09" West, 22.44 feet;

thence leaving said Southerly line, North 02°17'04" East, 102.17 feet to a point in the Northerly line of said lands of Theodore J. Honerlaw;

thence along said Northerly line, South 85°08'09" East, 26.23 feet to a point in the aforementioned Easterly line of said Section 36;

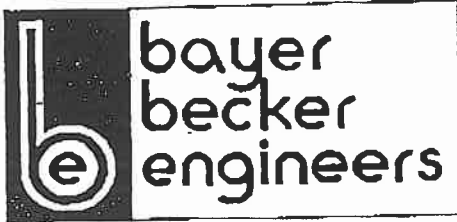
thence leaving said Northerly line, along said section line, South 04°24'51" West, 102.07 feet to the point of beginning containing 2483.87 square feet or 0.057 acres of land and being subject to all easements and right-of-ways of record and of which 2042.11 square feet or 0.047 acres of land are present road occupied.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 16-WD

Owner claims title by instrument of record in Deed Book 1470, Page 853 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-431-002.

The above description is based upon a survey of the City of Mason Roadway Improvement Plans by Bayer-Becker Engineers, under the direction of Todd K. Turner Registered Surveyor #7684 in the State of Ohio.



engineers
planners
architects
surveyors

700 Nilles Road
Fairfield, Ohio 45014
p. 513.829.2149
f. 513.829.2457
fairfield@bayerbecker.com

County Warren

City of Mason
Roadway Improvement Plans

~~Exhibit B~~

LEGAL DESCRIPTION

PARCEL NO. 16-T

OWNER: Theodore J. Honerlaw

TYPE OF INTEREST: Temporary Construction and Grading Easement

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.034 acre Temporary Construction and Grading Easement in part of the lands of Theodore J. Honerlaw as recorded in Deed Book 1470, Page 853 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Section 36, along the Easterly line of said section North 03°59'56" East, 1918.41 feet to a point 21.56 feet right of centerline station 122+60.67 of the City of Mason Roadway Improvement Plans; thence North 04°24'51" East, 111.98 feet to the Southeast corner of the aforementioned lands of Theodore J. Honerlaw and at a point 18.08 feet right of centerline station 121+48.59 of the City of Mason Roadway Improvement Plans; thence leaving said section line, along the Southerly line of said lands of Theodore J. Honerlaw, North 85°08'09" West, 22.44 feet to a point 40.50 feet right of centerline station 121+47.63 of the City of Mason Roadway Improvement Plans and the true point of beginning;

thence from the point of beginning thus found, continuing along said Southerly line, North 85°08'09" West, 11.66 feet;

thence leaving said Southerly line, North 01°05'04" West, 102.62 feet to a point in the Northerly line of said lands of Theodore J. Honerlaw;

thence along said Northerly line, South 85°08'09" East, 17.70 feet;

thence leaving said Northerly line, South 02°17'04" West, 102.17 feet to the point of beginning containing 1498.48 square feet or 0.034 acres of land.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 16-T

Owner claims title by instrument of record in Deed Book 1470, Page 853 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-431-002.

The above description is based upon a survey of the City of Mason Roadway Improvement Plans by Bayer-Becker Engineers, under the direction of Todd K. Turner Registered Surveyor #7684 in the State of Ohio.