

engineers
 planners
 architects
 surveyors

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

Exhibit A

County Warren

City of Mason
 Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 11-WD

OWNER: Katherine M. & William A. Richardson
 TYPE OF INTEREST: Warranty Deed

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.142 acre tract of land in part of Lot # 274 as known and designated on the list of lots in said City of Mason and the lands of Katherine M. & William A. Richardson as recorded in Deed Book 1392, Page 39 of the Warren County Ohio Records and further described as follows:

Beginning at the Northeast corner of aforementioned Lot #274, said point being in the Westerly right-of-way line of Mason-Montgomery Road, and being 13.67 feet right of centerline station 116+33.96 of the City of Mason Roadway Improvement Plans;

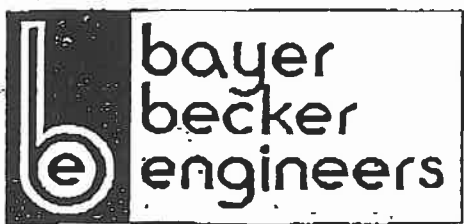
- thence along said right-of-way line, South 04°24'43" West, 351.68 feet to a point in the Southerly line of the aforementioned lands of Katherine M. & William A. Richardson;
- thence leaving said right-of-way line, along said Southerly line, North 84°59'23" West, 9.05 feet;
- thence leaving said Southerly line, North 01°43'30" East, 262.56 feet;
- thence North 00°00'31" East, 89.57 feet to a point in the Northerly line of the aforementioned lands of Katherine M. & William A. Richardson;
- thence along said Northerly line, South 85°35'24" East, 28.23 feet to the point of beginning, containing 6201.04 square feet or 0.142 acres of land and being subject to all and being subject to all easements and right-of-ways of record.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 11-WD.

Owner claims title by instrument of record in Deed Book 1392, Page 39 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-429-010.

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

Exhibit B

County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 11-X

OWNER: Katherine M. & William A. Richardson
TYPE OF INTEREST: Drainage and Utility Easement

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.065 acre Drainage and Utility Easement in part of Lot #274 as known and designated on the list of lots in said City of Mason and the lands of Katherine M. & William A. Richardson as recorded in Deed Book 1392, Page 39 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northeast corner of aforementioned Lot #274, said point being in the Westerly right-of-way line of Mason-Montgomery Road, and being 13.67 feet right of centerline station 116+33.96 of the City of Mason Roadway Improvement Plans, along the Northerly line of the aforementioned lands of Katherine M. & William A. Richardson, South 85°35'24" East, 28.24 feet to a point 41.87 feet right of centerline station 116+32.50 of the City of Mason Roadway Improvement Plans; thence leaving said Northerly line, South 00°00'31" West, 89.57 feet to a point 39.61 feet right of centerline station 117+22.05 of the City of Mason Roadway Improvement Plans and the true point of beginning;

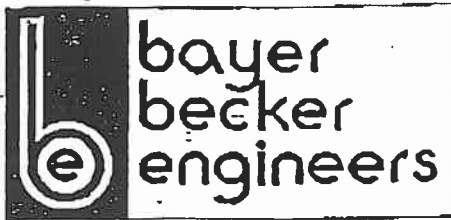
- thence from the point of beginning thus found, South 01°43'30" West, 182.70 feet;
- thence North 24°52'14" West, 40.66 feet;
- thence North 00°46'14" East, 111.16 feet;
- thence North 31°23'57" East, 40.51 feet to the point of beginning containing 2810.07 square feet or 0.065 acres of land.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 11-X

Owner claims title by instrument of record in Deed Book 1392, Page 39 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-429-010.

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

Exhibit C

County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 11-U

OWNER: Katherine M. & William A. Richardson
TYPE OF INTEREST: Utility Easement

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.006 acre Utility Easement in part of Lot #274 as known and designated on the list of lots in said City of Mason and the lands of Katherine M. & William A. Richardson as recorded in Deed Book 1392, Page 39 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northeast corner of aforementioned Lot #274, said point being in the Westerly right-of-way line of Mason-Montgomery Road, and being 13.67 feet right of centerline station 116+33.96 of the City of Mason Roadway Improvement Plans, along the Northerly line of the aforementioned lands of Katherine M. & William A. Richardson, South 85°35'24" East, 28.24 feet to a point 41.87 feet right of centerline station 116+32.50 of the City of Mason Roadway Improvement Plans; thence leaving said Northerly line, South 00°00'31" West, 29.33 feet to a point 40.98 feet right of centerline station 116+67.50 of the City of Mason Roadway Improvement Plans and the true point of beginning;

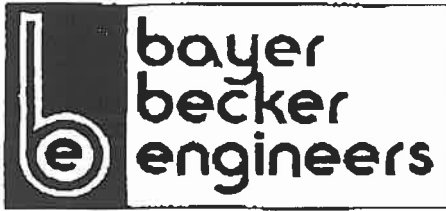
thence from the point of beginning thus found, South 00°00'31" West, 11.35 feet;
thence North 61°47'42" West, 27.68 feet;
thence North 28°12'18" East, 10.00 feet;
thence South 61°47'42" East, 22.32 feet to the point of beginning containing 250.00 square feet or 0.006 acres of land.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO: 11-U

Owner claims title by instrument of record in Deed Book 1392, Page 39 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-429-010.

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, OH 45014
P. 513.829.2149
F. 513.829.2457
fairfield@bayerbecker.com

County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 11-T (Revised)

OWNER: Katherine M. & William A. Richardson
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 0.026 acre Temporary Construction and Grading Easement in part of Lot #274 as known and designated on the list of lots in said City of Mason and the lands of Katherine M. & William A. Richardson as recorded in Deed Book 1392, Page 39 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northeast corner of aforementioned Lot #274, said point being in the Westerly right-of-way line of Mason-Montgomery Road, and being 13.67 feet right of centerline station 116+33.96 of the City of Mason Roadway Improvement Plans, along the Northerly line of the aforementioned lands of Katherine M. & William A. Richardson, South 85°35'24" East, 28.23 feet to a point 41.87 feet right of centerline station 116+32.50 of the City of Mason Roadway Improvement Plans and the true point of beginning;

- thence from the point of beginning thus found, leaving said Northerly line, South 00°00'31" West, 89.57 feet;
- thence South 31°23'57" West, 20.44 feet;
- thence North 01°07'51" East, 111.10 feet to a point in the Northerly line of the aforementioned lands of Katherine M. & William A. Richardson;
- thence along said Northerly line, South 85°35'24" East, 10.48 feet to the point of beginning containing 1147.03 square feet or 0.026 acres of land.

Owner claims title by instrument of record in Deed Book 1392, Page 39 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-429-010.

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.

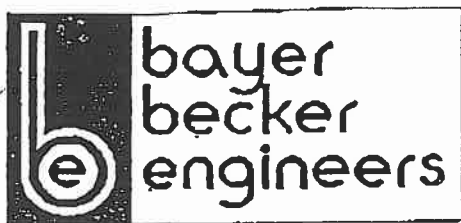
J:\2000\000109\CC\1117-REV.DOC

700 Nilles Road
Fairfield, OH 45014

14 East Eighth Street
Covington, KY 41011

6900 Tylersville Road
Mason, OH 45040

777 Eads Hwy., Suite C
Lawrenceburg, IN 47025



engineers
planners
architects
surveyors

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

Exhibit E

County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 11-T1

OWNER: Katherine M. & William A. Richardson
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 0.155 acre Temporary Construction and Grading in part of Lot #274 as known and designated on the list of lots in said City of Mason and the lands of Katherine M. & William A. Richardson as recorded in Deed Book 1392, Page 39 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northeast corner of aforementioned Lot #274, said point being in the Westerly right-of-way line of Mason-Montgomery Road, and being 13.67 feet right of centerline station 116+33.96 of the City of Mason Roadway Improvement Plans, along said right-of-way line South 04°24'43" East, 351.68 feet to a point in the Southerly line of the aforementioned lands of Katherine M. & William A. Richardson; thence leaving said right-of-way line, along said Southerly line, North 84°59'23" West, 9.05 feet to the true point of beginning:

- thence from the point of beginning thus found, continuing along said Southerly line, North 84°59'23" West, 5.31 feet;
- thence leaving said Southerly line, North 24°19'59" West, 132.16 feet;
- thence North 06°20'02" East, 57.49 feet;
- thence North 53°05'43" East, 49.94 feet;
- thence South 00°46'14" West, 91.31 feet;
- thence South 24°52'14" East, 40.66 feet;
- thence South 01°43'30" West, 79.86 feet to the point of beginning containing 6736.13 square feet or 0.155 acres of land.

(Continued on Page 2)

County Warren
City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 11-S

OWNER: Katherine M. & William A. Richardson
TYPE OF INTEREST: Sanitary Sewer Easement

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.066 acre Sanitary Sewer Easement in part of Lot #274 as known and designated on the list of lots in said City of Mason and the lands of Katherine M. & William A. Richardson as recorded in Deed Book 1392, Page 39 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northeast corner of aforementioned Lot #274, said point being in the Westerly right-of-way line of Mason-Montgomery Road, and being 13.67 feet right of centerline station 116+33.96 of the City of Mason Roadway Improvement Plans, along said right-of-way line South 04°24'43" East, 351.68 feet to a point in the Southerly line of the aforementioned lands of Katherine M. & William A. Richardson; thence leaving said right-of-way line, along said Southerly line, North 84°59'23" West, 9.05 feet to a point 31.55 feet right of centerline station 119+85.36 of the City of Mason Roadway Improvement Plans; thence leaving said Southerly line, North 01°43'30" East, 38.90 feet to a point 40.58 feet right of centerline station 119+45.85 of the City of Mason Roadway Improvement Plans to the true point of beginning:

thence from the point of beginning thus found, North 23°58'41" West, 86.86 feet;
thence North 44°55'57" West, 74.39 feet;
thence North 45°04'03" East, 20.00 feet;
thence South 44°55'57" East, 78.09 feet;
thence South 23°58'41" East, 49.01 feet;
thence South 01°43'30" West, 46.11 feet to the point of beginning containing
2883.48 square feet or 0.066 acres of land.

Owner claims title by instrument of record in Deed Book 1392, Page 39 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-429-010.

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.

