



engineers  
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700 Nilles Road  
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Exhibit A

County Warren  
City of Mason  
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 51-WD

OWNER: John L. & Jo Ann Taylor  
TYPE OF INTEREST: Warranty Deed

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.001 acre tract of land in part of Lot #1 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of John L. & Jo Ann Taylor as recorded in Official Records 761, Page 889 of the Warren County Ohio Records and further described as follows:

Beginning at the Southwest corner of aforementioned Lot #1, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 37.45 feet left of centerline station 120+09.43 of the City of Mason Roadway Improvement Plans;

- thence along said Easterly right-of-way line, North 04°24'51" East, 5.01 feet to a point in the Southerly right-of-way line of Laurelwood Court;
- thence leaving said Easterly right-of-way line, along said Southerly right-of-way line, South 88°17'45" East, 5.83 feet;
- thence leaving said Southerly right-of-way line, South 02°06'54" West, 5.01 feet to a point in the Southerly line of the aforementioned Lot #1;
- thence along said Southerly line, North 88°16'52" West, 6.03 feet to the point of beginning containing 29.72 square feet or 0.001 acres of land and being subject to all easements and right-of-ways of record.

Owner claims title by instrument of record in Official Records 761, Page 889 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-301-004.

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.

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Exhibit B

County Warren  
City of Mason  
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 51-T

OWNER: John L. & Jo Ann Taylor

TYPE OF INTEREST: Temporary Construction and Grading Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.001 acre Temporary Construction and Grading Easement in part of Lot #1 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of John L. & Jo Ann Taylor as recorded in Official Records 761, Page 889 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southwest corner of aforementioned Lot #1, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 37.45 feet left of centerline station 120+09.43 of the City of Mason Roadway Improvement Plans; thence along the Southerly line of the aforementioned Lot #1, South 88°16'52" East, 6.03 feet to a point 43.48 feet left of centerline station 120+09.41 of the City of Mason Roadway Improvement Plans and the true point of beginning

- thence from the point of beginning thus found, leaving said Southerly line, North 02°06'54" East, 5.01 feet to a point in the Southerly right-of-way line of Laurelwood Court;
- thence along said Southerly right-of-way line, South 88°17'45" East, 10.00 feet;
- thence leaving said Southerly right-of-way line, South 02°06'54" West, 5.01 feet to a point in the aforementioned Southerly line of said Lot #1;
- thence along said Southerly line, North 88°16'52" West, 10.00 feet to the point of beginning containing 50.12 square feet or 0.001 acres of land.

Owner claims title by instrument of record in Official Records 761, Page 889 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-301-004.

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.

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