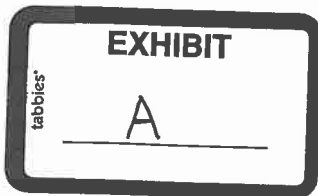


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County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 14-WD

OWNER: N. J. Policicchio
TYPE OF INTEREST: Warranty Deed

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.230 acre tract of land in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans;

- thence along the Northerly line of said Lot #8, South 85°35'09" East, 10.17 feet;
- thence leaving said Northerly line, South 04°35'14" West, 67.08 feet;
- thence South 13°26'25" West, 51.73 feet;
- thence South 01°34'46" West, 15.19 feet to a point in the aforementioned Easterly right-of-way line of Mason-Montgomery Road;
- thence along said right-of-way line, along a curve to the right having a radius of 30.00 feet, an arc length of 12.58 feet, a chord bearing of North 07°36'11" West, a chord distance of 12.49 feet;
- thence North 04°24'51" East, 121.12 feet to the point of beginning containing 1000.35 square feet or 0.023 acres of land 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. 14-WD

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.

County Warren
City of Mason

Roadway Improvement Plans
LEGAL DESCRIPTION

PARCEL NO. 14-X

Revised

OWNER: N. J. Policicchio

TYPE OF INTEREST: Drainage and Utility Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.034 acre Drainage and Utility Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along the Northerly line of said Lot #8, South 85°35'09" East, 10.17 feet to a point 57.89 feet left of centerline station 118+02.87 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 Northerly line, South 85°35'09" East, 20.94 feet;

thence leaving said Northerly line, South 04°31'31" East, 22.31 feet;

thence South 23°12'57" West, 101.54 feet;

thence North 13°26'25" East, 51.73 feet;

thence North 04°35'14" East, 67.08 feet to the point of beginning containing 1497.55 square feet or 0.034 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.

County Warren
City of Mason

Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 14-T

Revised

OWNER: N. J. Policicchio

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 0.007 acre Temporary Construction and Grading Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along the Northerly boundary of said Lot #8, South 85°35'09" East, 31.11 feet to a point 87.68 feet left of centerline station 118+04.41 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 Northerly boundary, South 85°35'09" East, 8.89 feet;

thence leaving said Northerly boundary, North 50°04'05" East, 18.05 feet;

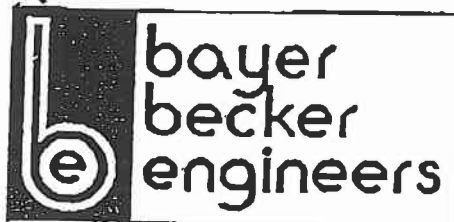
thence South 01°51'17" West, 10.30 feet;

thence South 42°03'18" West, 30.77 feet;

thence North 04°31'31" West, 22.31 feet to the point of beginning containing 308.29 square feet or 0.007 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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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County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 14-T-1

OWNER: N. J. Policicchio

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 0.011 acre Temporary Construction and Grading Easement in part of Lot # 8 of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records and the lands of N. J. Policicchio as recorded in Official Records 1046, Page 203 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Lot #8, said point being in the Easterly right-of-way line of Mason-Montgomery Road, and being 47.74 feet left of centerline station 118+02.34 of the City of Mason Roadway Improvement Plans, along said right-of-way line South 04°24'51" West, 121.12 feet to a point 41.51 feet left of centerline station 119+23.22 of the City of Mason Roadway Improvement Plans; thence along a curve to the left having a radius of 30.00 feet, an arc length of 12.58 feet, a chord bearing of South 07°36'11" East, a chord distance of 12.49 feet to a point 43.50 feet left of centerline station 119+35.52 of the City of Mason Roadway Improvement Plans and the true point of beginning;

thence from the point of beginning thus found, leaving said right-of-way line
North 01°34'46" East, 15.19 feet;
thence North 23°12'57" East, 15.42 feet;
thence South 07°35'38" East, 34.79 feet;
thence South 64°02'51" East, 34.80 feet to a point in the Northerly right-of-way
line of Laurelwood Court;
thence along said Northerly right-of-way line, North 88°17'45" West, 15.03 feet;
thence along a curve to the right having a radius of 30.00 feet, an arc length of

(Continued on Page.2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 14-T-1

35.96 feet, a chord bearing of North 53°57'29" West, a chord distance of 33.84 feet to the point of beginning containing 490.60 square feet or 0.011 acres of land.

Owner claims title by instrument of record in Official Records 1046, Page 203 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-026.

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.

Exhibit "B"

The legal description and legal interests hereby appropriated from the owners are attached and made a part of this Ordinance. Explanation of the type of interest being acquired is as follows:

WD: Warranty Deed, Fee Simple Interest
X: Drainage and Utility Easement
T: Temporary Easement for Work or Access

Parcel No.	Identified Owners	Determined Fair Market Value (Appraised Value)
16-30-154-026	N.J. Policicchio and Denise Beauchamp	\$1330.00 WD \$ 980.00 X \$ 80.00 T \$ 125.00 T