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700 Nilles Road
Fairfield, Ohio 45014
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County Warren

City of Mason
Roadway Improvement Plans

Exhibit A

LEGAL DESCRIPTION

PARCEL NO. 13-WD

OWNER: Michael R. & Nancy E. Mink
TYPE OF INTEREST: Warranty Deed

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.208 acre tract of land in part of the lands of Michael R. & Nancy E. Mink as recorded in Official Records 464, Page 503 of the Warren County Ohio Records and further described as follows:

Beginning at the Northwest corner of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records, said point being in the Westerly line of aforementioned Section 30 and at 2.20 feet left of the centerline station 117+99.76, of the City of Mason Roadway Improvement Plans;

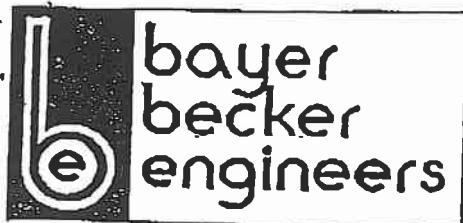
- thence along said section line, North 04°24'36" East, 185.34 feet to a point in the Northerly line of the aforementioned lands of Michael R. & Nancy E. Mink;
- thence leaving said section line, along said Northerly line South 76°00'02" East, 38.17 feet;
- thence leaving said Northerly line, South 03°44'38" West, 27.94 feet;
- thence South 01°27'12" West, 49.50 feet;
- thence South 40°37'45" East, 28.14 feet;
- thence South 04°35'14" West, 81.74 feet to a point in the Northerly line of aforementioned Laurel Court Subdivision;
- thence along said Northerly line, North 85°35'09" West, 60.17 feet to the point of beginning containing 9046.55 square feet or 0.208 acres of land and being subject to all easements and right-of-ways of record and of which 3647.50 square feet or 0.084 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. 13-WD

Owner claims title by instrument of record in Official Records 464, Page 503 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-027.

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. 13-X

OWNER: Michael R. & Nancy E. Mink
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 0.039 acre Drainage and Utility Easement in part of the lands of Michael R. & Nancy E. Mink as recorded in Official Records 464, Page 503 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records, said point being in the Westerly line of aforementioned Section 30 and 2.20 feet left of centerline Station 117+99.76, of the City of Mason Roadway Improvement Plans, along the Northerly line of said Laurel Court Subdivision South 85°35'09" East, 60.17 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;

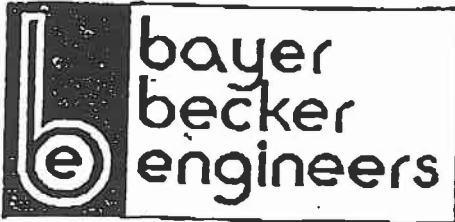
- thence from the point of beginning thus found, leaving said Northerly line, North 04°35'14" East, 81.74 feet;
- thence South 42°26'38" East, 37.15 feet;
- thence South 10°54'16" West, 56.70 feet to a point in the aforementioned Northerly line of said Laurel Court Subdivision;
- thence along said Northerly line, North 85°35'09" West, 20.94 feet to the point of beginning, containing 1700.84 square feet or 0.039 acres of land.

Owner claims title by instrument of record in Official Records 464, Page 503 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-027.

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 13-X

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 D~~

County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 13-T

OWNER: Michael R. & Nancy E. Mink

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 0.091 acre Temporary Construction and Grading Easement in part of the lands of Michael R. & Nancy E. Mink as recorded in Official Records 464, Page 503 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Northwest corner of Laurel Court Subdivision as recorded in Plat Book 25, Page 71-72 of the Warren County Ohio Records, said point being in the Westerly line of aforementioned Section 30 and 2.20 feet left of the centerline Station 117+99.76, of the City of Mason Roadway Improvement Plans, along the Northerly line of said Laurel Court Subdivision South 85°35'09" East, 81.11 feet to a point 78.80 feet left of the centerline station 118+03.95 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, North 10°54'16" East, 56.70 feet;
- thence North 42°26'38" West, 37.15 feet;
- thence North 40°37'45" West, 28.14 feet;
- thence North 01°27'12" East, 49.50 feet;
- thence North 03°44'38" East, 27.94 feet to a point in the Northerly line of the aforementioned lands of Michael R. & Nancy E. Mink;
- thence along said Northerly line, South 76°00'02" East, 26.83 feet;
- thence leaving said Northerly line, South 03°00'34" West, 81.28 feet;
- thence South 59°08'44" East, 37.97 feet;

(Continued on Page 2)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 13-T

thence South $01^{\circ}51'17''$ West, 63.80 feet to a point in the aforementioned
Northerly line of said Laurel Court Subdivision;
thence along said Northerly line, South $50^{\circ}04'05''$ West, 18.05 feet;
thence North $85^{\circ}35'09''$ West, 8.89 feet to the point of beginning containing
3977.89 square feet or 0.091 acres of land.

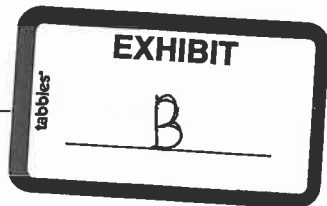
Owner claims title by instrument of record in Official Records 464, Page 503 recorded in
the Warren County Ohio Records. Auditors Parcel No. 16-30-154-027.

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. 13-S

OWNER: Michael R. & Nancy E. Mink
TYPE OF INTEREST: Sanitary Sewer Easement

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.095 acre Sanitary Sewer Easement in part of the lands of Michael R. & Nancy E. Mink as recorded in Official Records 464, Page 503 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southwest corner of Lot #243 as known and designated on the list of lots in said City of Mason said point being in the Easterly right-of-way line of Mason-Montgomery Road and in the Northerly boundary of the aforementioned lands of Michael R. & Nancy E. Mink and at 27.15 feet left of centerline station 116+19.07, of the City of Mason Roadway Improvement Plans, along said Northerly boundary South 76°00'02" East, 107.79 feet to a point 132.37 feet left of centerline station 116+42.48 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 boundary, North 66°16'34" East, 105.15 feet;
- thence leaving said boundary, South 22°39'07" East, 20.00 feet;
- thence South 66°16'34" West, 208.55 feet;
- thence North 40°37'45" West, 5.67 feet;
- thence North 01°27'12" East, 16.11 feet;
- thence North 66°16'34" East, 98.20 feet to the point of beginning containing 4149.52 square feet or 0.095 acres of land,

Owner claims title by instrument of record in Official Records 464, Page 503 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-154-027.

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\00109\LEGAL\13S.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

Exhibit "C"

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
T: Temporary Easement for Work or Access
X: Drainage and Utility Easement
S: Sanitary Sewer Easement

<u>Parcel No.</u>	<u>Identified Owners</u>	<u>Determined Fair Market Value (Appraised Value)</u>
16-30-154-027	Michael R. and Nancy E. Mink	\$7170.00 WD \$ 1125.00 P \$1050.00 T \$2740.00 S