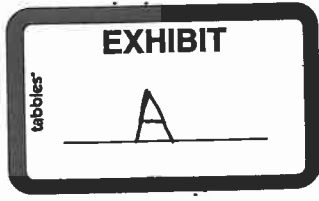


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County Warren
City of Mason
Roadway Improvement Plans

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;

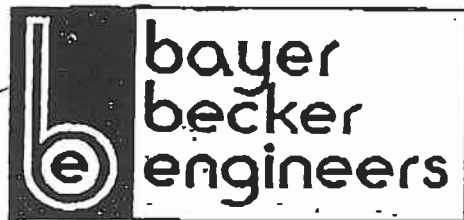
- thence along said right-of-way line, South 04°24'43" West, 351.68 feet to a point in the Southerly line of the aforementioned lands of Katherine M. & William A. Richardson;
- thence leaving said right-of-way line, along said Southerly line, North 84°59'23" West, 9.05 feet;
- thence leaving said Southerly 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.



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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;

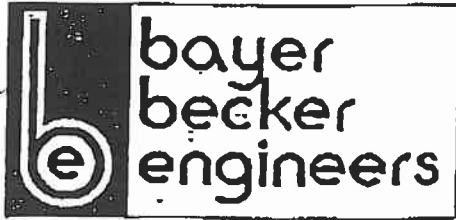
thence North 31°23'57" East, 40.51 feet to the point of beginning containing 2810.07 square feet or 0.065 acres of land.

(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.

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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;

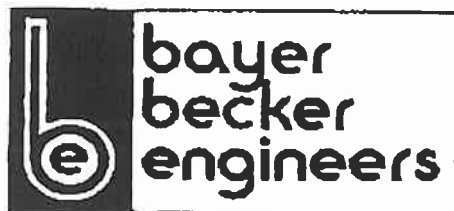
thence from the point of beginning thus found, South 00°00'31" West, 11.35 feet;
 thence North 61°47'42" West, 27.68 feet;
 thence North 28°12'18" East, 10.00 feet;
 thence South 61°47'42" East, 22.32 feet to the point of beginning containing 250.00 square feet or 0.006 acres of land.

(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.

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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.

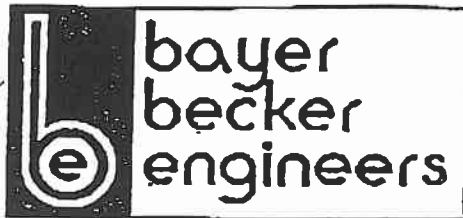
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700 Nilles Road
Fairfield, OH 45014

14 East Eighth Street
Covington, KY 41011

6900 Tylersville Road
Mason, OH 45040

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Lawrenceburg, IN 47025



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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:

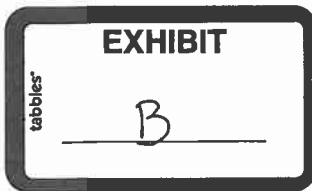
thence from the point of beginning thus found, continuing along said Southerly line, North 84°59'23" West, 5.31 feet;
thence leaving said Southerly line, North 24°19'59" West, 132.16 feet;
thence North 06°20'02" East, 57.49 feet;
thence North 53°05'43" East, 49.94 feet;
thence South 00°46'14" West, 91.31 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)

Page 2 Continued: County Warren
City of Mason
Roadway Improvement Plans
LEGAL DESCRIPTION
PARCEL NO. 11-T1

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.



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

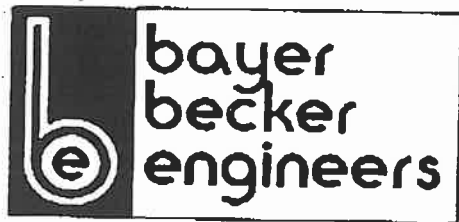
Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.066 acre Sanitary Sewer Easement in part of Lot #274 as known and designated on the list of lots in said City of Mason and the lands of Katherine M. & William A. Richardson as recorded in Deed Book 1392,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

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County Warren
City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 11-S-1

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 0.030 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 37 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Lot #15, 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 the Southerly line of said Lot #15, North 85°35'24" West, 169.61 feet to a point in the Easterly line of said Lot #15 and being 183.06 feet right of centerline station 116+25.21 of the City of Mason Roadway Improvement Plans; thence leaving said Southerly line, along said Easterly line, South 06°20'35" West, 248.28 feet to a point in the Easterly line of the aforementioned lands of Katherine M. & William A. Richardson and 204.22 feet right of centerline station 118+72.58 of the City of Mason Roadway Improvement Plans; thence along said line, South 02°46'35" West, 20.32 feet to a point 204.69 feet right of centerline station 118+92.90 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 Easterly line, South 02°46'35" West, 43.36 feet;
- thence leaving said line, South 30°14'44" West, 42.05 feet to a point in the Southerly line of the aforementioned lands of Katherine M. & William A. Richardson;
- thence along said line, North 84°59'23" West, 22.11 feet;
- thence leaving said line, North 30°14'44" East, 89.95 feet to the point of beginning containing 1319.99 square feet or 0.030 acres of land.

Owner claims title by instrument of record in Deed Book 1392, Page 37 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-429-010.

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700 Nilles Road	14 East Eighth Street	6900 Tylersville Road	777 Eads Pkwy.,
Suite C			
Fairfield, OH 45014		Covington, KY 41011	Mason, OH
45040 Lawrenceburg, IN 47025			

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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Suite C
Fairfield, OH 45014 Covington, KY 41011 Mason, OH
45040 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
X: Drainage and Utility Easement
S: Sanitary Sewer Easement
U: Utility Easement
T: Temporary Easement for Work or Access

<u>Parcel No.</u>	<u>Identified Owners</u>	Determined Fair Market Value (Appraised Value)
16-36-429-010	William A. and Lisa A. Richardson	\$ 8190.00 WD \$ 1875.00 X \$ 175.00 U \$ 300.00 T \$ 1790.00 T \$ 1904.00 S \$ 866.00 S