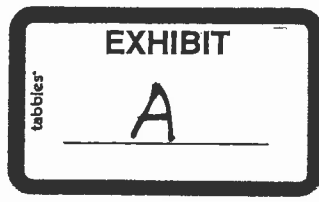




planners
architects
surveyors

P. 513.829.2149
F. 513.829.2457
fairfield@bayerbeck



County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 5-WD

OWNER: William L. & Frances H. Gilbert
TYPE OF INTEREST: Warranty Deed

Situated in Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.001 acre tract of land in part of Lot #2 as known and designated on the list of lots in said City of Mason and the lands of William L. & Frances H. Gilbert as recorded in Deed Book 114, Page 472 of the Warren County Ohio Records and further described as follows:

Beginning at the Northeast corner of aforementioned Lot #2, said point being in the Southerly right-of-way line of Main Street (S.R. #42), and being 57.99 feet right of centerline station 113+04.00 of the City of Mason Roadway Improvement Plans;

- thence along the Easterly line of said Lot #2, South 04°24'36" West, 11.74 feet;
- thence leaving said Easterly line, along a curve to the left having a radius of 40.00 feet, an arc length of 8.72 feet, a chord bearing of North 46°39'49" West, a chord distance of 8.71 feet;
- thence North 03°59'43" East, 6.28 feet to a point in the aforementioned Southerly right-of-way line of Main Street (S.R. #42);
- thence along said Southerly right-of-way line, South 85°27'20" East, 6.82 feet to the point of beginning containing 59.77 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 Deed Book 114, Page 472, recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-287-017.

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

Sta. 112+97.84,
39.04' Lt.

Prop. E/P

Section Line
Section 30
Section 36

Sta. 113+04.34,
0.99' Rt.

Angle Point=
Sta. 113+94.94

LC=101.56
C77
111
NA

112+65.08 M-M Rd.
3+73.12 St. Rt. 42

Ex. GBox

Ex. 6" C&G

113+00
S85°27'20"E 57.00'
R/W

R=40.00'
L=62.60'
CH=S40°37'19"E
56.40'

Lot 4
16-36-287-009
City of Mason
D.B. 492 Pg. 023

Prop. E/P

Sta. 113+43.84,
46.50' Rt.

Sta. 114+12.75,
47.41' Rt.

17.36

Sta. 113+15.74,
58.03' Rt.

S04°12'12"W 71.16'

Sta. 113+04.00,
57.99' Rt.

R/W
Const. Limits

N85°56'21"W
34.13'

6/82

S04°24'36"W
4.54'

N04°24'36"E
198.00'

37°45'W

5
WD

18.98'

5
T

R=45.00'
L=31.15'
CH=N53°15'13"W
30.53'

Lot 2
16-36-287-017
William L. & Francis H. Gilbert
D.B. 114, Pg. 472

Sta. 114+08.59,
59.10' Rt.

Sta. 114+24.72,
69.55' Rt.

Sta. 113+03.96,
83.30' Rt.
Const. Limits

37.83

7.66

5+00

N85°15'22"W
152.26'

Lot 3
16-36-287-016
William L. & Francis H. Gilbert
D.B. 117, Pg. 737

Lot 4
16-36-287-007
William L. & Francis H. Gilbert



engineers
planners
architects
surveyors

700 Nilles Road
Fairfield, OH 45014
P. 513.829.2149
F. 513.829.2457
fairfield@bayerbeck

County Warren
City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 5-T

OWNER: William L. & Frances H. Gilbert
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 0.001 acre Temporary Construction and Grading Easement in part of Lot #2 as known and designated on the list of lots in said City of Mason and the lands of William L. & Frances H. Gilbert as recorded in Deed Book 114, Page 472 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 #2, said point being in the Southerly right-of-way line of Main Street (S.R. #42), and being 57.99 feet right of centerline station 113+04.00 of the City of Mason Roadway Improvement Plans, along the Easterly line of said Lot #2, South 04°24'36" West, 11.74 feet to a point 58.03 feet right of centerline station 113+15.74 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 04°24'36" West, 4.54 feet;

thence leaving said Easterly line, along a curve to the left having a radius of 45.00 feet, an arc length of 31.15 feet, a chord bearing of North 53°15'13" West, a chord distance of 30.53 feet to a point in the aforementioned Southerly right-of-way line of Main Street (S.R. #42);

thence along said right-of-way line South 85°27'20" East 18.98 feet;

thence leaving said right-of-way line South 03°59'43" West, 6.28 feet;

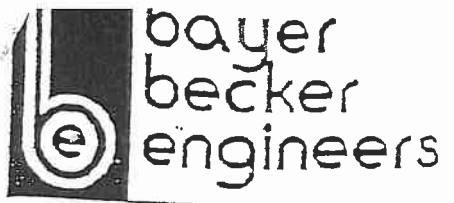
thence along a curve to the right having a radius of 40.00 feet, an arc length of 8.72 feet, a chord bearing of South 46°39'49" East, a chord distance of 8.71 feet to the point of beginning containing 95.47 square feet or 0.002 acres of land.

Owner claims title by instrument of record in Deed Book 114, Page 472, recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-287-017.

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



engineers
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f. 513.829.2457
fairfield@bayerbecker.com

County Warren

City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 5-T-1

OWNER: William L. & Frances H. Gilbert
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 0.001 acre Temporary Construction and Grading Easement in part of Lot #2 as known and designated on the list of lots in said City of Mason and the lands of William L. & Frances H. Gilbert as recorded in Deed Book 114, Page 472 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 #2, said point being in the Southerly right-of-way line of Main Street (S.R. #42), and being 57.99 feet right of centerline station 113+04.00 of the City of Mason Roadway Improvement Plans, along the Easterly line of said Lot #2, South 04°24'36" West, 107.41 feet to a point 59.10 feet right of centerline station 114+08.59 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 04°24'36" West, 28.67 feet;
- thence leaving said Easterly line, North 34°14'21" West, 15.39 feet;
- thence North 34°24'17" East, 19.22 feet to the point of beginning containing 137.76 square feet or 0.003 acres of land.

Owner claims title by instrument of record in Deed Book 114, Page 472, recorded in the Warren County Ohio Records. Auditors Parcel No. 16-36-287-017.

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

tabbles

B

City of Mason

Engineering, Building & Planning Department

"Inspections Protect Your Interests"

214 W. Main Street • Mason, Ohio 45040

(513) 398-3035 • Fax (513) 398-8146

August 23, 2002

Frances H. Gilbert
107 W. Main Street
Mason, Ohio 45040

Project: Mason-Montgomery Road.
Parcel: 5WD, 5T, 5T-1

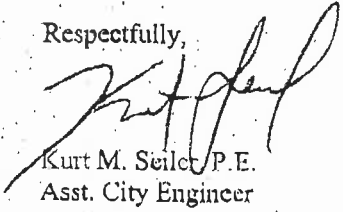
Addition to 3-16-2001 offer letter

The City of Mason, Ohio's partial purchase offer of Five Hundred and no/100 Dollars (\$500.00) is contingent on the City of Mason, Ohio's Council authorizing the City of Mason Ohio to proceed in accordance with the plans, per attached exhibits A, B & C, as to your property which are currently on file for this project at Bayer Becker Engineers, 6900 Tylersville Road, Mason, Ohio. In other words, if the plans for the improvement to Mason-Montgomery Road are changed in any way that affects your property, this offer is withdrawn and is unenforceable. For example, if the course of the road is changed in any way, this offer is withdrawn and is unenforceable.

ADDENDUMS:

1. Should the contractor damage the fence, it will be repaired by the Eads Company of Loveland at no cost to the owner.
2. Any damage to the building and/or its contents attributed by the contractor during construction of the Mason-Montgomery Road Improvement Project will be repaired at no cost to the property owner.
3. The flag pole in front of the building will be reset in the same location.
4. The new sidewalk will drain to the street, not to the owner's property. All of the concrete in front of store will be replaced as shown on drawing. We will slope the new concrete, as it currently slopes, away from the building.
5. The city and its contractors and agents will use whatever means necessary to protect the renters and their customers at 107 West Main Street.
6. A mound will be added to help divert some of the storm water drainage from flowing down the drive on the east side of the building.
7. A rope will be added onto the flag pole. Please provide the spacing needed for the hooks to fit your flag.
8. A catch basin has been added and the trench drain removed. We have revised the right-of-way around the flag pole location, but included the catch basin in the right-of-way.
9. As agreed, the driveway has been installed on Mason-Montgomery Road at the same width and location as prior to the project.
10. The bushes along the fence will be trimmed.
11. The cover at the bottom of the flag pole will be replaced.
12. The overhead electric will be tied into sign.
13. The new property lines will be marked in the concrete.
14. The exposed electric box will be made flush with concrete.

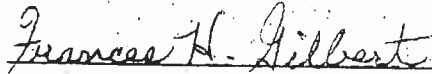
Respectfully,



Kurt M. Seilet, P.E.
Asst. City Engineer

cc: Richard J. Fair, City Engineer
Frances Gilbert - 210 West Main Street, Mason OH 45040
File

I accept your offer of the partial purchase for a total of \$500.00 (Initials).



Frances H. Gilbert