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County Warren
City of Mason
Western Row Road & Snider Road
Roadway Improvement Plans

EXHIBIT A
PAGE 1 OF 10

LEGAL DESCRIPTION

PARCEL NO. 6-WD

OWNER: Cambridge Investments
TYPE OF INTEREST: Warranty Deed

Situated in Section 35, Town 4E, Range 2N, City of Mason, Warren County, State of Ohio, and being a 0.699 acre tract of land in part of the lands of Cambridge Investments as recorded in Official Records 160, Page 116 of the Warren County Ohio Records and further described as follows:

Beginning at the Southwesterly corner of aforementioned Section 35, said point being 23.22 feet left of centerline station 10+50.35 of the Construction and Survey Centerline of Snider Road;

- thence along the Westerly line of said section, North 05°27'06" East, 501.47 feet to a point in the Northerly line of the aforementioned lands of Cambridge Investments;
- thence leaving said section line, along said Northerly line, South 88°56'05" East, 40.12 feet;
- thence leaving said Northerly line, South 05°27'06" West, 433.60 feet;
- thence along a curve to the left having a radius of 35.00 feet, an arc length of 57.66 feet, a chord bearing of South 41°44'30" East, a chord distance of 51.36 feet to a point in the Northerly right-of-way line of Western Row Road;
- thence along said right-of-way line, South 88°56'05" East, 297.64 feet to a point in the Easterly line of aforementioned lands of Cambridge Investments;
- thence leaving said right-of-way line, along said Easterly line, South 01°03'56" West, 30.00 feet to a point in the Southerly line of aforementioned Section 35;
- thence leaving said Easterly line, along said Southerly line, North 88°56'05" West, 377.84 feet to the point of beginning containing 30,469.55 square feet or 0.699 acres of land of which 0.584 acres are present road occupied.

Owner claims title by instrument of record in Official Records 160, Page 116 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-35-351-002

The above description is based upon a survey of the Construction and Survey Centerline of Western Row Road and Snider Road by Bayer-Becker, under the direction of Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

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EXHIBIT A
PAGE 2 OF 10

GRANT OF UTILITY & DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Cambridge Investments, (**Grantors**), the Fee Simple owners of the real estate (the Property), located at 1100 Snider Road within the City of Mason, identified in Official Record Book 160, Page 116 of the Deed Records of Warren County, Ohio, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, convey and release to the **City of Mason**, an Ohio municipal corporation, whose tax mailing address is 6000 Mason-Montgomery Road, Mason, Ohio 45040 (**Grantee**), and to their agents, employees, successors and assigns forever, a non-exclusive easement for the construction, operation, maintenance, repair and/or replacement of a drainage system on, above, under and through that portion of the aforementioned Property marked as 16-35-351-002 and as illustrated upon Exhibit A (the Easement area), attached hereto and made a part hereof.

All costs and expenses associated with the **Grantee's** construction, operation, maintenance, repair, replacement and restoration activities within the Easement Area described on Exhibit A as 6-UD shall be borne solely by the **Grantee**.

Grantors shall not construct any improvements within or upon the Easement Area or otherwise use the Easement Area in a manner that would materially interfere with the exercise by **Grantee** of its rights provided by this document.

Grantee shall, as soon as practical after the completion of any construction, maintenance, repair or replacement activities, restore the surface of the Easement Area to the same condition or better as existed immediately prior to the commencement of such activities by **Grantee** or its agents, employees or contractors.

The terms and agreement set forth herein shall be deemed to be covenants running with the land and shall inure to the benefit of and be binding upon, as the case may be, the parties and their respective successors and assigns.

It is agreed that wherever a party is named in this instrument there shall be intended and included, in each case, that party, his heirs, administrators, successors, and assigns.

IN WITNESS WHEREOF, _____

_____ have hereunto set his/her/their/its hand(s) this _____ day of _____ in the year of your Lord, two thousand _____.

CITY OF MASON

By: _____
Scot F. Lahrmer

State of Ohio

SS:

County of Hamilton

The foregoing instrument was signed and acknowledged before me, a Notary Public, this _____ day of _____, by Scot F. Lahrmer, City Manager of the City of Mason, an Ohio municipal corporation, on behalf of the corporation.

Notary Public

APPROVED AS TO FORM:



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EXHIBIT A
PAGE 5 OF 10

County Warren
City of Mason
Western Row Road & Snider Road
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 6-UD

OWNER: Cambridge Investments
TYPE OF INTEREST: Utility & Drainage Easement

Situated in Section 35, Town 4E, Range 2N, City of Mason, Warren County, State of Ohio, and being a 0.278 acre tract of land in part of the lands of Cambridge Investments as recorded in Official Records 160, Page 116 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southwesterly corner of aforementioned Section 35, along the Westerly line of said section, North 05°27'06" East, 501.47 feet to a point in the Northerly line of the aforementioned lands of Cambridge Investments; thence leaving said section line, along said Northerly line, South 88°56'05" East, 40.12 feet; thence leaving said Northerly line, South 05°27'06" West, 44.26 feet to a point 37.69 feet right of centerline station 105+17.43 of the Construction and Survey Centerline of Snider Road and the true point of beginning;

- thence from the point of beginning thus found, South 02°35'08" West, 394.46 feet;
- thence South 88°56'05" East, 219.21 feet;
- thence South 01°01'30" West, 21.62 feet;
- thence South 88°58'30" East, 94.00 feet Easterly line of aforementioned lands of Cambridge Investment;
- thence along said Easterly line, South 01°03'56" West, 10.00 feet to a point in the Northerly right-of-way line of Western Row Road;
- thence along said right-of-way line, leaving said Easterly line, North 88°56'05" West, 297.64 feet;
- thence leaving said right-of-way line, along a curve to the right having a radius of 35.00 feet an arc length of 57.66 feet a chord bearing of North 41°44'30" West, a chord distance of 51.36 feet;

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thence North 05°27'06" East, 389.34 feet to the point of beginning containing 12,101.90 square feet or 0.278 acres of land.

Owner claims title by instrument of record in Official Records 160, Page 116 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-35-351-002

The above description is based upon a survey of the Construction and Survey Centerline of Western Row Road and Snider Road by Bayer-Becker, under the direction of Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

TEMPORARY RIGHT OF ENTRY AND CONSTRUCTION EASEMENT AGREEMENT

This Temporary Right of Entry and Construction Easement Agreement is entered into on this _____ day of _____, ²⁰⁰⁴~~2003~~ (The "Agreement"), between Cambridge Investments, (Owner) and the City of Mason (the "City").

The Owner is the owner of the real estate property described on Exhibit 'A' affixed hereto (the "Property"), which is known as, (address) 1100 Snider Road, Mason, Ohio 45040, and also known as Parcel No. 16-35-351-002 of Book 160, Page 116 of the Warren County Recorder's office.

The City and its contractors, engineers, agents and/or employees desire to enter upon a portion of the Property in the area ~~approximately~~ shown on Exhibit 'A' (the "Temporary Construction Easement Area") for the purposes of improving the public road known as Western Road and Snider Road and all facilities or utilities related to such road.

The City agrees to pay to Owner, upon execution of this Agreement, the sum of \$1.00 (the "Entry Price"), as full compensation for the rights granted to the City by the Owner pursuant to this Agreement. City accepts Owner's donation of this easement and access as a contribution toward the success of the Roadway Project.

Owner hereby grants to the City, in consideration of the Entry Price, the temporary Right for the City, its employees, agents, engineers, and/or contractors, to enter upon the Temporary Construction Easement Area by persons, equipment, and vehicles, as a place of access to and from the immediately adjacent public right-of-way.

The right of entry granted by Owner to the City shall begin no earlier than _____, and shall automatically expire at 11:59 PM on _____, 2004.

The City agrees during the right of entry time described above or such reasonable time thereafter, the City shall restore the Temporary Construction Easement Area and repair any damage to the Property within the Temporary Construction Easement Area that is a result of the Western Row Road and Snider Road project.

The City and the Owner acknowledge and agree that the Owner remains the Owner of the Property and the Temporary Construction Easement Area at all times; the City has only a temporary right to use the Construction Area for the period of time and purposes described above.

The Owner agrees that the Entry Price shall be the full consideration it shall receive from the City in connection with the above right-of-entry.

This Agreement is the entire agreement between the parties and cannot be modified by any oral or other communication, except as signed by both parties.

OWNER(S):

CAMBRIDGE INVESTMENTS

By: _____

Print Name: _____

Title: _____

By: _____

Print Name: _____

Title: _____

STATE OF OHIO

:
:
: SS:

COUNTY OF WARREN

The foregoing instrument was signed and acknowledged before me, a Notary Public, this _____ day of _____, 2003, by _____

(Name of Owners)

for and on behalf of the _____

Notary Public

CITY OF MASON:

Scot F. Lahrmer, City Manager

ACKNOWLEDGE (CORPORATE)

STATE OF OHIO }
 }
COUNTY OF HAMILTON } SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ of _____ (Name of Officer & Title of Officer)

of _____ a(n) _____ corporation, (Name of Corporation) (State)
on behalf of this corporation.

IN TESTIMONY THEREOF, I have hereunto set my hand and official seal this _____ day of _____, 20____.

Notary Public

APPROVED AS TO FORM:

By: _____



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EXHIBIT A
PAGE 10 OF 10

County Warren
City of Mason
Western Row Road & Snider Road
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 6-T

OWNER: Cambridge Investments

TYPE OF INTEREST: Temporary Right-Of-Way Easement For Roadway Construction and Grading

Situated in Section 35, Town 4E, Range 2N, City of Mason, Warren County, State of Ohio, and being a 0.123 acre tract of land in part of the lands of Cambridge Investments as recorded in Official Records 160, Page 116 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southwesterly corner of aforementioned Section 35, along the Westerly line of said section, North 05°27'06" East, 501.47 feet to a point in the Northerly line of the aforementioned lands of Cambridge Investments; thence leaving said section line, along said Northerly line, South 88°56'05" East, 40.12 feet to a point 37.63 feet right of centerline station 105+61.68 of the Construction and Survey Centerline of Western Row Road and the true point of beginning;

- thence from the point of beginning thus found, continuing along said Northerly line, South 88°56'05" East, 7.79 feet;
- thence leaving said Northerly line, South 02°35'08" West, 231.99 feet;
- thence South 87°24'52" East, 25.00 feet;
- thence South 02°35'08" West, 40.59 feet;
- thence North 87°24'52" West, 25.00 feet;
- thence South 02°35'08" West, 166.03 feet;
- thence North 88°56'05" West, 10.00 feet;
- thence North 02°35'08" East, 394.46 feet;
- thence North 05°27'06" East, 44.26 feet to the point of beginning containing 5,351.90 square feet or 0.123 acres of land.

Owner claims title by instrument of record in Official Records 160, Page 116 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-35-351-002

The above description is based upon a survey of the Construction and Survey Centerline of Western Row Road and Snider Road by Bayer-Becker, under the direction of Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

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