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EXHIBIT B
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700 Nilles Road
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County Warren
City of Mason
Western Row Road & Snider Road
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 5-WD
OWNER: A. J. Enterprises
TYPE OF INTEREST: Warranty Deed

Situated in Section 5, Town 3, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.051 acre tract of the lands of A. J. Enterprises as recorded in Official Records 1083, Page 610 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Section 5, along the Easterly line of said section, North 05°27'06" East, 687.05 feet to a point in the Southeasterly right-of-way line of the lands of Indiana & Ohio Railroad as recorded in Deed Book 374, Page 72 of the Warren County Ohio records; thence leaving said section line, along said Southeasterly right-of-way line, South 28°09'43" West, 77.71 feet to a point in the to a point in the Westerly right-of-way line of Snider Road; thence leaving said Southeasterly right-of-way line, along said Westerly right-of-way line, South 05°27'06" West, 422.46 feet to a point 31.96 feet left of centerline station 102+49.96 of the Construction and Survey Centerline of Snider Road and the true point of beginning;

thence from the point of beginning thus found, continuing along said Westerly right-of-way line, South 05°27'06" West, 149.14 feet;
thence North 84°19'29" West, 9.83 feet;
thence along a curve to the right having a radius of 30.00 feet, an arc length of 44.31 feet, a chord bearing of South 47°59'15" West, a chord distance of 40.39 feet to a point in the Northerly right-of-way line of Western Row Road;
thence leaving said Westerly right-of-way line, along said Northerly right-of-way line, North 89°41'29" West, 17.56 feet;
thence leaving said Northerly right-of-way line, North 00°18'31" East, 10.00 feet;
thence along a curve to the left having a radius of 50.00 feet, an arc length of 74.05 feet, a chord bearing of North 47°52'48" East, a chord distance of 67.47 feet;
thence North 05°27'06" East, 120.68 feet;

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

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thence South 84°32'54" East, 10.00 feet to the point of beginning containing 2,225.95 square feet or 0.051 acres of land and being subject to all

Owner claims title by instrument of record in Official Records 1083, Page 610 recorded in the Warren County Ohio Records. Auditors Parcel No. 15-05-478-003

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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LEGAL DESCRIPTION

PARCEL NO. 5-UE

OWNER: A. J. Enterprises

TYPE OF INTEREST: Utility Easement

Situated in Section 5, Town 3E, Range 2N, City of Mason, Warren County, State of Ohio, and being a 0.003 acre tract of land in part of the lands of A. J. Enterprises as recorded in Official Records 1083, Page 610 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Section 5, along the Easterly line of said section, North 05°27'06" East, 687.05 feet to a point in the Southeasterly right-of-way line of the lands of Indiana & Ohio Railroad as recorded in Deed Book 374, Page 72 of the Warren County Ohio records; thence leaving said section line, along said Southeasterly right-of-way line, South 28°09'43" West, 77.71 feet to a point in the Westerly right-of-way line of Snider Road; thence along said Westerly right-of-way line South 05°27'06" West, 422.46 feet; thence leaving said Westerly right-of-way line North 84°32'54" West, 10.00 feet; thence South 05°27'06" West, 2.25 feet and 41.96 feet left of centerline station 102+47.69 of the Construction and Survey Centerline of Snider Road and the true point of beginning;

thence from the point of beginning thus found, South 87°06'13" West, 13.86 feet;

thence South 02°53'47" West, 10.00 feet;

thence North 87°06'13" East, 12.39 feet;

thence North 05°27'06" East, 10.11 feet to the point of beginning containing 131.28 square feet or 0.003 acres of land.

Owner claims title by instrument of record in Official Records 1083, Page 610 recorded in the Warren County Ohio Records. Auditors Parcel No. 15-05-478-003

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