

BETH DECKARD - WARREN COUNTY RECORDER
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 CITY OF MASON

EXHIBIT A

**STORM SEWER EASEMENT
 WESTERN ROW ROAD**

Parcel 29D

Lexington Park Homeowners Association

Situate in Section 35, Town 4 East, Range 2 North, Between the Miamis Survey, in the City of Mason, Warren County, State of Ohio, and being part of Open Space Parcel "A", Lexington Park Section 6 as recorded in Plat Book 32, Page 21 & 22 of the Plat Records of Warren County, said Parcel "A" being conveyed to Lexington Park Homeowners Association, by instrument as recorded in Official Record 1392, Page 235 of the records of the Warren County Recorder, and Parcel 29D being more particularly bounded and described, per a survey performed by LJB, Inc. in 2004 with bearings based on Ohio State Plane Coordinates, South Zone (NAD83), as follows:

Commencing at the southwest corner of said Parcel "A", being in the existing north right of way line of Western Row Road and 41.16 feet left of the centerline of construction of Western Row Road Station 54+86.69;

Thence with the south line of said Parcel "A" and the existing north right of way line of Western Row Road, South 89° 12' 27" East 697.46 feet, to a point of curvature, 37.68 feet left to the centerline of construction of Western Row Road Station 61+83.09;

Thence continuing with the said south line and existing north right of way line, along the arc of a curve to the left having a radius of 50.00 feet, a chord bearing North 87° 01' 10" East 6.58 feet for an arc distance of 6.58 feet, to a point 38.24 feet left of the centerline of construction of Western Row Road Station 61+89.65, said point being the TRUE POINT OF BEGINNING;

Thence leaving the said south line and existing north right or way line, North 05° 25' 24" East 36.33 feet, to a point 74.50 feet left of the centerline of construction of Western Row Road Station 61+91.90.

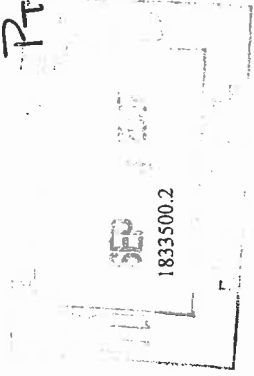
Thence South 84° 34' 36" East 37.86 feet to a point in the existing west right of way line of Mason Montgomery Road, 72.15 feet left of the centerline of construction of Western Row Road Station 62+29.68.

Thence with the said west right of way line of Mason Montgomery Road and the said north right of way line of Western Row Road, along the arc of a curve to the right having a radius of 50.00 feet, a chord bearing South 51° 36' 04" West 52.47 feet, for an arc distance of 55.23 feet to the TRUE POINT OF BEGINNING, containing 0.022 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 29D above was calculated and derived from a survey made under the supervision of Harry G. Herbst III, Ohio Registered Surveyor Number 6596.

The above described area is contained within the Warren County Auditor's Parcel Identification Number 16354840350. Within said bounds of the 0.022 acres, more or less, is the existing channel easement which occupies 0.012 acres, more or less.

Pt. 16-35-484-035 (EF)
 EASEMENT ONLY




JUL 26 2007
 NICK NELSON CO. OHIO
 AUDITOR, WARREN CO. OHIO
 TRANSFER NOT RECORDED
 NICK NELSON, AUDITOR
 WARREN COUNTY, OHIO

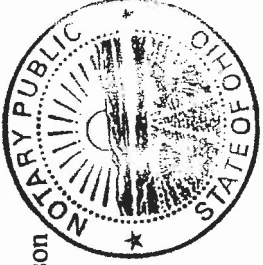
STATE OF OHIO)
 : SS
COUNTY OF WARREN)

BE IT REMEMBERED, that on the 12th day of April, 2007, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Ray Rothring, as President who acknowledged being the President of Lexington Park Homeowners' Association, an Ohio not-for-profit corporation who signed or acknowledged the signing of the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.


NOTARY PUBLIC
My Commission expires: _____

This instrument was prepared by or on behalf of City of Mason



JODY M. EKAMP
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.



BOOK 4515 PAGE 927

2/10/08

STORM SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: Lexington Park Homeowners' Association, an Ohio not-for-profit corporation, the Grantor(s) herein, for valuable consideration to it paid by The City of Mason, Ohio, the Grantee, herein, does hereby grant, bargain, sell, convey and release, to said Grantee, its successors and assigns forever, certain rights, privileges and easements contained herein, on, in, upon and over the following described real estate owned by the Grantor (the "Easement Area"):

PARCEL(S): 29D
 WESTERN ROW ROAD

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCED MADE A PART HEREOF

Prior Instrument Reference: Official Record Book 1392, Page 235
 Warren County Recorder's Office.

Grantee shall have the right to construct, use, maintain and keep in repair storm sewers together with the necessary values, manholes, fittings and appurtenances in the Easement Area. Any storm sewer lines installed by Grantee in the Easement Area, shall be maintained by Grantee, at its sole cost and expense, in good order, condition and repair.

Grantee agrees that in the event that it is necessary for it to enter the Easement Area for the purpose of maintaining the storm sewer lines, as provided in the preceding sentence, any areas disturbed by construction shall be restored by Grantee to as nearly their original condition as is reasonable and practical. Lawn areas shall be cleared of rocks, graded, seeded with a good quality grass seed and stabilized; walkways shall be properly repaired; trees, stumps and refuse shall not be permitted to remain, but shall be disposed of by Grantee. Water courses and tile drains shall be kept open and repaired when intercepted.

Grantor shall have full right to use the land within the Easement Area for any purpose consistent with the rights herein granted to the Grantee, its successors and assigns.

Lexington Park Homeowners' Association, an Ohio not-for-profit corporation has caused its name to be subscribed by Ray Rothring, as President, on the 12 day of April, 2007.

Lexington Park Homeowners' Association, an Ohio not-for-profit corporation

By: Ray Rothring
Ray Rothring, as President

