

**EXHIBIT A**

**SANITARY SEWER EASEMENT**

Situated in the City of Mason, Warren County, Ohio and being part of the northeast corner of Section 31, Town 3, Range 3, M.R.S. and being a permanent easement located over a 5.003 acre tract conveyed to Melvin A Cox and Bonnie J. Cox, Husband and Wife by deed recorded in Deed Book 264 page 795 of the Deed Records of Warren County, Ohio and being more particularly described as follows:

Commencing at a railroad spike at the intersection of the centerline of Mason-Montgomery Road and Bethany Road; thence with Bethany Road North  $78^{\circ} 54' 30''$  West a distance of 1501.98 feet to a R.R. spike; thence South  $6^{\circ} 36' 30''$  West a distance of 33.10 feet to an iron pin on the existing south right-of-way line of Bethany Road, thence continuing South  $6^{\circ} 36' 30''$  West a distance of 20,000 feet to the **TRUE POINT OF BEGINNING** for this Sanitary Sewer Easement:

Thence continuing South  $6^{\circ} 36' 30''$  West with said Cox east property line a distance of 15.05 feet to a point:

Thence North  $78^{\circ} 54' 30''$  West a distance of 230.61 feet to a point on the west line of said Cox property;

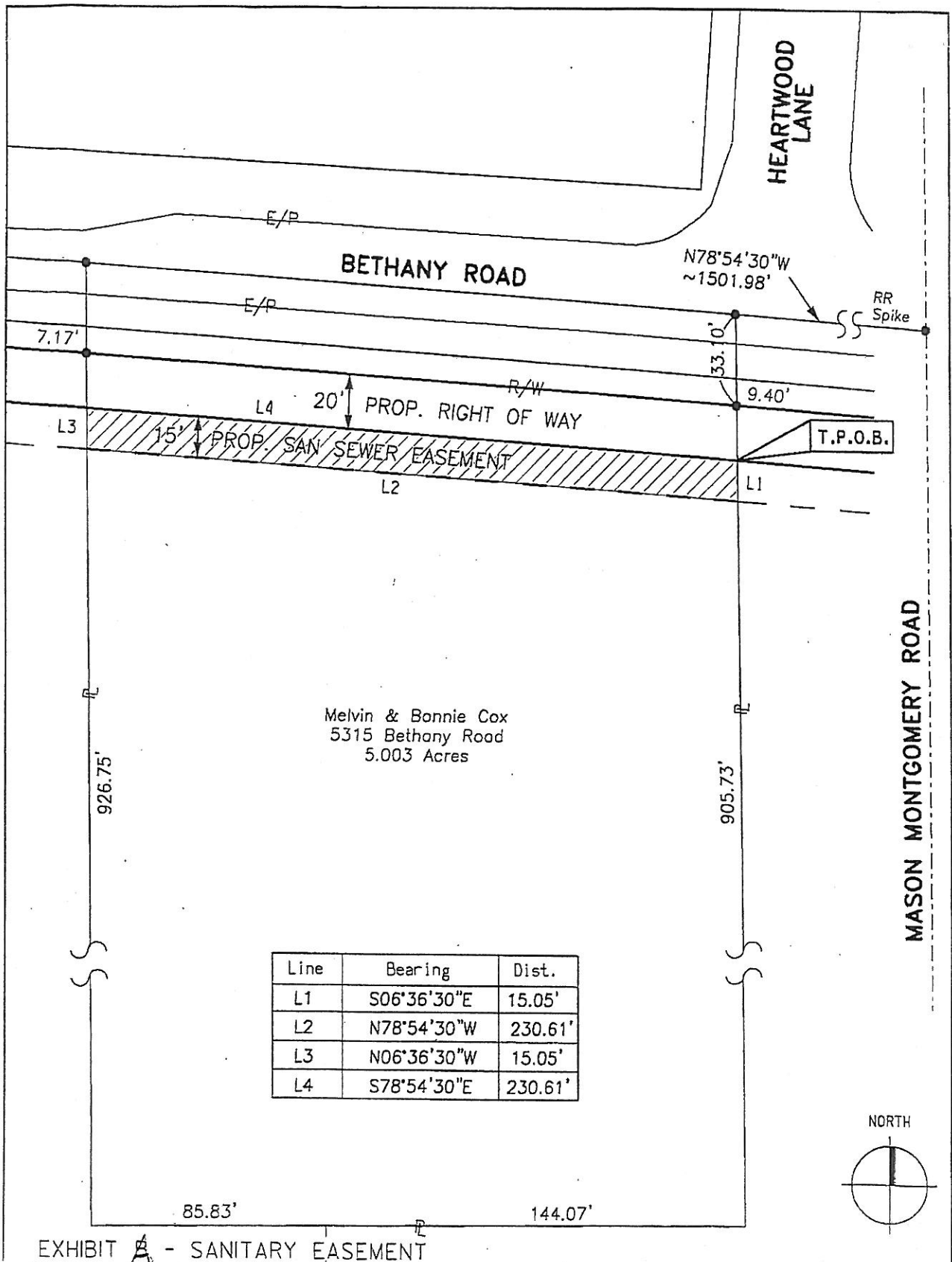
Thence with said west line North  $6^{\circ} 36' 30''$  East a distance of 15.05 feet to a point in the south right-of-way of Bethany Road;

Thence with said Bethany Road south line, South  $78^{\circ} 54' 30''$  East a distance of 230.61 feet to the point of beginning:

Said sanitary sewer easement contains 0.079 acres more or less.

Subject to all legal highways, easements and restrictions of record.

This description was prepared by LJB Inc. from a record survey. Bearings oriented to the North line of the Cox tract (North  $78^{\circ} 54' 30''$  West).



© 2008 LJB Inc. All rights reserved. No part of this drawing may be used, reproduced, or modified in any manner without the prior written authorization of LJB Inc. Any such unauthorized use or reproduction of or modification to this drawing is done at the user's own risk and the user agrees to indemnify, defend and hold harmless LJB Inc. from and against any and all claims, liability, and expense, including, but not limited to, reasonable attorney's fees, arising from such use, reproduction or modification.

Project: 5315 Bethany Road

Job No. 0101024A.00

Subject: BETHANY ROAD SANITARY

Date: April, 2008

Dsgn By: LJK

Drawn By: JRM

Chkd By: LJK

Scale: 1" = 50'



LJB Inc. • 3100 Research Blvd.

P.O. Box 20246 • Dayton, OH 45420-0246

(937) 259-5000 tel • (937) 259-5100 fax

ljbinc.com

...\\Cad\\Easement\_Dgn\\1024\_Cox.dgn 4/15/2008 11:39:27 AM