

ORDINANCE NO. 15 - 15
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Belinda Kenley ON
THE 17th DAY OF August, 2015.

AN EMERGENCY ORDINANCE DECLARING THAT CERTAIN REAL PROPERTY OWNED BY THE CITY AS RIGHT-OF-WAY IS NO LONGER NEEDED FOR MUNICIPAL PURPOSE AND IS NECESSARY FOR A MONTGOMERY COUNTY ROAD PROJECT AND AUTHORIZING THE CITY MANAGER, ON BEHALF OF THE CITY OF CENTERVILLE, TO TAKE ALL STEPS NECESSARY TO TRANSFER THE REAL PROPERTY RIGHT-OF-WAY ADJACENT TO YANKEE STREET TO THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO FOR MOT-CR 175-0.79 (YANKEE STREET IMPROVEMENT PROJECT).

WHEREAS, the City of Centerville and the Montgomery County Board of County Commissioners, in cooperation with the Montgomery County Engineer, are desirous of constructing improvements to Yankee Street from Social Row Road to Winding Green Way; and

WHEREAS, the construction project requires that the City of Centerville transfer certain rights-of-way owned by the City to the Board of County Commissioners of Montgomery County, Ohio for PID #87089, as depicted on the map marked Exhibit "A" and attached hereto. Included are Parcel Nos. 14-WD, 14-S, 14-S1, 14-T1, 14-1, 14-T2, 19-WD, and 19-T; and

WHEREAS, the Council has determined it would be in the best interest of the citizens of the City of Centerville to cooperate with the Board of County Commissioners and transfer said rights-of-way for no consideration and to not obtain an appraisal in order to facilitate the construction of the Yankee Street Improvement and Transportation Project, MOT-CR 175-0.79, PID #87089; and

WHEREAS, the Council has found that the real property is no longer needed for any municipal purpose.

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE
HEREBY RESOLVES:

Section 1. The Council finds, determines and declares that the Property identified above and as more particularly described in the attached Exhibit "A" is no longer needed for any municipal purpose; waives the requirement for an appraisal and that the transfer for no consideration to Montgomery County for the roadway transportation project set forth above is in the best interests of the City.

Section 2. That the City Manager be and is hereby authorized to take all steps necessary for the transfer of the rights-of way owned by the City of Centerville to the Board of County Commissioners of Montgomery County and the Montgomery County Engineer's Office in order to facilitate construction of improvements on Yankee Street.

Section 3. This ordinance is hereby declared to be an emergency measure and shall become effective immediately upon passage. An emergency affecting public safety and welfare is hereby declared to exist by virtue of the fact of the immediate need of the County to have the property for construction purposes. Therefore, this ordinance shall become effective immediately upon passage.

PASSED THIS 17th day of August, 2015.

Brian A. Coyle
Deputy Mayor, City of Centerville, Ohio

ATTEST:
Debra A. James
Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 15-15, passed by the Council of the City of Centerville, Ohio on the 17th day of August, 2015.

Debra A. James
Clerk of Council

Approved as to form,
consistency with existing ordinances,
the Charter and Constitutional Provisions.
Department of Law
Scott A. Liberman
Municipal Attorney

Section 5, T2

Exhibit "A"

Section 5, T2
STANDARD 12 BARS
STANDARD 12 BARS

19
THE CITY OF CENTERVILLE
PARCEL #08 0127 001

24
YANKEE TRACE SECTION 3
(YANKEE STREET RECONSTRUCTION)
PLAYED PAGE 30, 30A, 30B

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YANKEE TRACE SECTION 3
(YANKEE STREET RECONSTRUCTION)
0.57 ACRES
PLAYED PAGE 30

18
GREEN ENERGY DELIVERY OF OHIO, INC. (718)
GREEN ENERGY DELIVERY OF OHIO, INC. (833 INTEREST)
PARCEL #08 0366 003

16
DANNY O'NEILL
FRANKLIN HALL
PARCEL #08 0395 003

15
MARKS, GRANTATO
LAURENCE P. GRANTATO
SERVIE M. GRANTATO
PARCEL #08 0388 008

AUSTIN BOULEVARD

19
THE CITY OF CENTERVILLE
PARCEL #08 0127 001

14
CITY OF CENTERVILLE
PARCEL #08 0116 003

14
CITY OF CENTERVILLE
PARCEL #08 0116 003

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CITY OF CENTERVILLE
PARCEL #08 0116 003

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STEPHEN MCCOY
REBEKAH MCCOY
PARCEL #08 0116 003

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#08 0116 003
LOT 108
YANKEE TRACE
SECTION 3
PLAY BOOK 30
PAGE 41

YANKEE TRACE
SECTION 3A
PLAYED PAGE 30

COMMUNITY ASSOCIATION FOR RESIDENTS

EXHIBIT A

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Ver. Date 06/24/2014

PID 87089

**PARCEL 14-WD
MOT-CR175-0.79
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Sections 4 and 5, Town 2, Range 5, M.Rs., the City of Centerville, County of Montgomery, State of Ohio, being part of an 309.426 acre tract (Tract 1), a 30.772 acre tract (Tract 2) and a 89.667 acre tract (Tract 3) conveyed to the City of Centerville by deed recorded in Instrument of Record Deed Microfiche 94-742D04, and being a parcel of land lying on the right side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G and 70H, Instrument of Record Plat 14-00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

Commencing at a found stone being the northwest corner of Section 4;

Thence South sixty-seven degrees fifty minutes nineteen seconds East (S67°50'19"E), along the north line of said Section 4 for a distance of two thousand eight hundred eighteen and 65/100 feet (2,818.65') to a found mag nail in the existing centerline of right-of-way for Yankee Street, also being the east property line of a 26.3215 acre tract conveyed to the City of Centerville by deed recorded in Deed Microfiche 01-408D10, being located 17.75 feet right of baseline of construction station 41+04.27 of said Yankee Street, also being the **TRUE PLACE OF BEGINNING** for the land herein described;

Thence North five degrees twenty-three minutes fifty-two seconds East (N05°23'52"E) along the existing centerline of right-of-way for Yankee Street for a distance of one hundred ninety-four and 21/100 feet (194.21') to a point being located 14.51 feet right of baseline of construction station 42+98.59 of said Yankee Street;

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Parcel 14-WD

Thence North fifty-nine degrees twenty-nine minutes thirteen seconds East (N59°29'13"E) leaving the centerline of said Yankee Street for a distance of thirty-four and 41/100 feet (34.41') to a set 3/4" steel rod with cap being in the proposed east right-of-way of Yankee Street, being located 42.00 feet right of baseline of construction station 43+19.29 of said Yankee Street;

Thence along the proposed east right-of-way of Yankee Street the following two (2) courses:

- 1) South six degrees twenty-eight minutes twelve seconds West (S06°28'12"W) for a distance of one hundred nineteen and 58/100 feet (119.58') to a set concrete monument being located 42.00 feet right of baseline of construction station 41+99.72 of said Yankee Street;
- 2) Along the arc of a curve to the left having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of fifty-four and 15/100 feet (54.15'), the chord of said arc being subtended by a central angle of zero degrees sixteen minutes eighteen seconds (0°16'18") and a long chord bearing South six degrees twenty minutes three seconds West (S06°20'03"W) for a distance of fifty-four and 15/100 (54.15') feet to a set 3/4" steel rod with cap being in the existing east right-of-way of Yankee Street, being located 42.00 feet right of baseline of construction station 41+45.37 of said Yankee Street;

Thence leaving the proposed east right-of-way of Yankee Street along the existing east right-of-way of Yankee Street the following two (2) courses:

- 1) South five degrees twenty-three minutes fifty-two seconds West (S05°23'52"W) for a distance of forty and 70/100 feet (40.70') to a set 3/4" steel rod with cap being located 42.50 feet right of baseline of construction station 41+04.52 of said Yankee Street;
- 2) South five degrees twenty-four minutes forty-three seconds West (S05°24'43"W) for a distance of two hundred seventy-three and 39/100 feet (273.39') to a 5/8" set iron pin with cap being in the proposed east right-of-way of Yankee Street, being located 42.00 feet right of baseline of construction station 38+30.12 of said Yankee Street;

Thence leaving the existing east right-of-way of Yankee Street along the proposed east right-of-way of said Yankee Street the following seven (7) courses:

- 1) Along the arc of a curve to the left having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of eighty-nine and 40/100 feet (89.40'), the chord of said arc being subtended by a central angle of zero degrees twenty-six minutes fifty-five seconds (00°26'55") and a long chord bearing South

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- four degrees twenty-three minutes fifty-two seconds West (S04°23'52"W) for a distance of eighty-nine and 40/100 feet (89.40') to a set concrete monument being located 42.00 feet right of baseline of construction station 37+40.39 of said Yankee Street;
- 2) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of three hundred fifty-five and 39/100 feet (355.39') to a set 3/4" steel rod with cap being located 42.00 feet right of baseline of construction station 33+85.00 of said Yankee Street;
 - 3) South sixty-five degrees twenty-seven minutes zero seconds East (S65°27'00"E) for a distance of thirty-seven and 34/100 feet (37.34') to a set 3/4" steel rod with cap being located 77.00 feet right of baseline of construction station 33+72.00 of said Yankee Street;
 - 4) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of ninety-seven and 00/100 feet (97.00') to a set 3/4" steel rod with cap being located 77.00 feet right of baseline of construction station 32+75.00 of said Yankee Street;
 - 5) North eighty-five degrees forty-nine minutes thirty-five seconds West (N85°49'35"W) for a distance of thirty-five and 00/100 feet (35.00') to a set 3/4" steel rod with cap being located 42.00 feet right of baseline of construction station 32+75.00 of said Yankee Street;
 - 6) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of three hundred ninety-five and 78/100 feet (395.78') to a set concrete monument being located 42.00 feet right of baseline of construction station 28+79.22 of said Yankee Street;
 - 7) Along the arc of a curve to the left having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of seventy-nine and 64/100 feet (79.64'), the chord of said arc being subtended by a central angle of zero degrees twenty-three minutes fifty-nine seconds (00°23'59") and a long chord bearing South three degrees fifty-eight minutes twenty-five seconds West (S03°58'25"W) for a distance of seventy-nine and 64/100 feet (79.64') to a set 3/4" steel rod with cap being in the existing east right-of-way of Yankee Street being located 42.00 feet right of baseline of construction station 27+99.29 of said Yankee Street;

Thence North eighty-five degrees forty-nine minutes thirty-seven seconds West (N85°49'37"W), leaving the proposed east right-of-way of Yankee Street along the existing east right-of-way of said Yankee Street and its westward extension for a distance of thirty-one and 45/100 feet (31.45') to the west line of the grantor's tract, also being in the Corporation line between the City of Centerville and Washington Township, being located 10.55 feet right of baseline of construction station 27+99.50 of said Yankee Street;

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Thence with the existing centerline of Yankee Street along the Corporation line between the City of Centerville and Washington Township, also being the west line of the grantor's tract the following three (3) courses:

- 1) North four degrees ten minutes twenty-three seconds East (N04°10'23"E) for a distance of three hundred seventy-five and 14/100 feet (375.14') to a point being 10.83 feet right of baseline of construction station 31+74.72 of said Yankee Street;
- 2) North three degrees forty-two minutes forty-six seconds East (N03°42'46"E) for a distance of two hundred forty-nine and 41/100 feet (249.41') to a point being 8.82 feet right of baseline of construction station 34+24.12 of said Yankee Street;
- 3) North five degrees twenty-four minutes forty-three seconds East (N05°24'43"E), leaving said corporation line at a distance of sixty-one and 43/100 feet (61.43') for a total distance of six hundred seventy-nine and 68/100 feet (679.68') to the **TRUE PLACE OF BEGINNING**.

The above described area contains a total of one and 812/10000 (1.0812) acres of land, more or less, of which the present road occupies 8563/10000 (0.8563) acres of land, more or less in Sections 4 and 5, Town 2, Range 5 MRs, being 2076/10000 (0.2076) acres of land, more or less which the present road occupies 1669/10000 (0.1669) acres of land, more or less contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0015 (all contained in Section 4, Town 2, Range 5 MRs), being 3300/10000 (0.3300) acres of land, more or less, of which the present road occupies 2152/10000 (0.2152) acres of land, more or less, contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0013 (all contained in Section 4, Town 2, Range 5 MRs), being 2260/10000 (0.2260) acres of land, more or less, of which the present road occupies 1636/10000 (0.1636) acres of land more or less, contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0006, and being 3176/10000 (0.3176) acres of land, more or less, of which the present road occupies 3106/10000 (0.3106) acres more or less contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0001, being further divided containing 1941/10000 (0.1941) acres more or less, of which the present road occupies 1931/10000 (0.1931) acres of land, more or less within Section 4, Town 2, Range 5, MRs and 1235/10000 (0.1235) acres of land, more or less, of which present road occupied 1175/10000 (0.1175) acres of land more or less within Section 5, Town 2, Range 5 MRs.

All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

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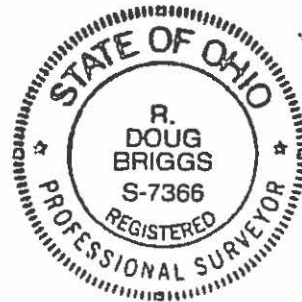
Iron pins set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583".

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 94-742D04, of the Deed Records of Montgomery County, Ohio.

The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November, 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. Douglas Briggs 8/4/2014
R. Douglas Briggs Date
Ohio Professional Surveyor No. 7366



PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 08-15-14 FILE NO. 2013-0052

BY James Reunfing

EXHIBIT A

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Rev. 06/09

Ver. Date 06/24/2014

PID 87089

**PARCEL 14-S
MOT-CR175-0.79
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 4, Town 2, Range 5, M.Rs., the City of Centerville, County of Montgomery, State of Ohio, being part of an 309.426 acre tract (Tract 1), a 30.772 acre tract (Tract 2) and a 89.667 acre tract (Tract 3) conveyed to the City of Centerville by deed recorded in Instrument of Record Deed Microfiche 94-742D04, and being a parcel of land lying on the right side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G and 70H, Instrument of Record Plat 14-00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

Commencing at a found stone being the northwest corner of Section 4;

Thence South sixty-seven degrees fifty minutes nineteen seconds East (S67°50'19"E), along the north line of said Section 4 for a distance of two thousand eight hundred eighteen and 65/100 feet (2,818.65') to a found mag nail in the existing centerline of right-of-way for Yankee Street, also being the east property line of a 26.3215 acre tract conveyed to the City of Centerville by deed recorded in Deed Microfiche 01-408D10, being located 17.75 feet right of baseline of construction station 41+04.27 of said Yankee Street;

Thence leaving the north line of said Section 4 along the centerline of existing right-of-way of Yankee Street and the east line of said City of Centerville tract and its' southerly extension for the following three (3) courses:

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Parcel 14-S

- 1) South five degrees twenty-four minutes forty-three seconds West (S05°24'43"W) for a distance of six hundred seventy nine and 68/100 feet (679.68')) to a point being located 8.82 feet right of baseline of construction station 34+24.12 of said Yankee Street;
- 2) South three degrees forty-two minutes forty-six seconds West (S03°42'46"W) for a distance of two hundred forty-nine and 41/100 feet (249.41')) to a point being located 10.83 feet right of baseline of construction station 31+74.72 of said Yankee Street;
- 3) South four degrees ten minutes twenty-three seconds West (S04°10'23"W) for a distance of three hundred seventy five and 14/100 feet (375.14') to a point being 10.55 feet right of baseline of construction station 27+99.50 of said Yankee Street,

Thence South eighty-five degrees forty-nine minutes thirty-seven seconds East (S85°49'37"E), leaving the centerline of existing right-of-way of Yankee Street for a distance of thirty-one and 45/100 feet (31.45') to the proposed east right-of-way of Yankee Street, being 42.00 feet right of baseline of construction station 27+99.29 of said Yankee Street;

Thence along the proposed east right-of-way of Yankee Street along the arc of a curve to the right having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of seventy-nine and 64/100 feet (79.64'), the chord of said arc being subtended by a central angle of zero degrees twenty-three minutes fifty-nine seconds (0°23'59") and a long chord bearing North three degrees fifty-eight minutes twenty-five seconds East (N03°58'25"E) for a distance of seventy-nine and 64/100 feet (79.64') to a point being located 42.00 feet right of baseline of construction station 28+79.22 of said Yankee Street;

Thence North four degrees ten minutes twenty-five seconds East (N04°10'25"E) continuing along the proposed east right-of-way of Yankee Street for a distance of one hundred ten and 78/100 feet (110 78') to a point being 42.00 feet right of baseline of construction station 29+90.00 of said Yankee Street, also being the **TRUE PLACE OF BEGINNING** for the land herein described;

Thence North four degrees ten minutes twenty-five seconds East (N04°10'25"E) continuing along the proposed east right-of-way of Yankee Street for a distance of forty and 00/100 feet (40.00') to a point being 42.00 feet right of baseline of construction station 30+30.00 of said Yankee Street;

Thence leaving the proposed east right-of-way of Yankee Street along the north, east and south lines of a proposed sewer easement the following three (3) courses:

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MOT-CR175-0.79
Parcel 14-S

- 1) South eighty-five degrees forty-nine minutes thirty-five seconds East (S85°49'35"E) for a distance of eight and 00/100 feet (8.00') to a point being 50.00 feet right of baseline of construction station 30+30.00 of said Yankee Street;
- 2) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of forty and 00/100 feet (40.00') to a point being 50.00 feet right of baseline of construction station 29+90.00 of said Yankee Street;
- 3) North eighty-five degrees forty-nine minutes thirty-five seconds West (N85°49'35"W) for a distance of eight and 00/100 feet (8.00') to the **TRUE PLACE OF BEGINNING**.

The above described area contains a total of 73/10000 (0.0073) acres of land, more or less contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0015.

All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

Iron pins set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583".

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 94-742D04, of the Deed Records of Montgomery County, Ohio.

The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November, 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. Douglas Briggs Date 8/1/2014
R. Douglas Briggs
Ohio Professional Surveyor No. 7366

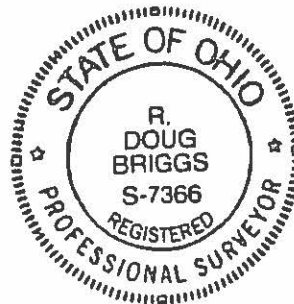


EXHIBIT A

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PID 87089

**PARCEL 14-S1
MOT-CR175-0.79
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Section 4, Town 2, Range 5, M.Rs., the City of Centerville, County of Montgomery, State of Ohio, being part of an 309.426 acre tract (Tract 1), a 30.772 acre tract (Tract 2) and a 89.667 acre tract (Tract 3) conveyed to the City of Centerville by deed recorded in Instrument of Record Deed Microfiche 94-742D04, and being a parcel of land lying on the right side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G and 70H Instrument of Record Plat 14-00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

Commencing at a found stone being the northwest corner of Section 4;

Thence South sixty-seven degrees fifty minutes nineteen seconds East (S67°50'19"E), along the north line of said Section 4 for a distance of two thousand eight hundred eighteen and 65/100 feet (2,818.65') to a found mag nail in the existing centerline of right-of-way for Yankee Street, also being the east property line of a 26.3215 acre tract conveyed to the City of Centerville by deed recorded in Deed Microfiche 01-408D10, being located 17.75 feet right of baseline of construction station 41+04.27 of said Yankee Street;

Thence South sixty-eight degrees two minutes five seconds East (S68°02'05"E), continuing along the north line of said Section 4 for a distance of twenty-five and 82/100 feet (25.82') to a point in the proposed east right-of-way of Yankee Street being located 42.57 feet right of baseline of construction station 40+97.13 of said Yankee Street;

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MOT-CR175-0.79

Parcel 14-S1

Thence South five degrees twenty-four minutes forty-three seconds West (S05°24'43"W), leaving the north line of said Section 4, along the proposed east right-of-way of Yankee Street for a distance of two hundred twenty-six and 29/100 feet (226.29') to a point being located 42.48 feet right of baseline of construction station 38+70.00 of said Yankee Street, also being the **TRUE PLACE OF BEGINNING** for the land herein described;

Thence leaving the proposed east right-of-way of Yankee Street along the north east and south lines of a proposed sewer casement the following three (3) courses:

- 1) South eighty-five degrees ten minutes forty-three seconds East (S85°10'43"E) for a distance of two and 52/100 feet (2.52') to a point being 45.00 feet right of baseline of construction station 38+70.00 of said Yankee Street;
- 2) South four degrees forty-one minutes forty-seven seconds West (S04°41'47"W) for a distance of forty-nine and 80/100 feet (49.80') to a point being 45.00 feet right of baseline of construction station 38+20.00 of said Yankee Street;
- 3) North eighty-five degrees twenty-five minutes forty-three seconds West (N85°25'43" W) for a distance of three and 00/100 feet (3.00') to the proposed east right-of-way of Yankee Street being located 42.00 feet right of baseline of construction station 38+20.00 of said Yankee Street;

Thence along the proposed east right-of-way of Yankee Street the following two (2) courses:

- 1) along the arc of a curve to the right having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of ten and 08/100 feet (10.08'), the chord of said arc being subtended by a central angle of zero degrees three minutes two seconds (0°03'02") and a long chord bearing North four degrees thirty-five minutes forty-nine seconds East (N04°35'49"E) for a distance of ten and 08/100 feet (10.08') to a point being located 42.00 feet right of baseline of construction station 38+30.22 of said Yankee Street;
- 2) North five degrees twenty-four minutes forty-three seconds East (N05°24'43"E) for a distance of thirty-nine and 74/100 feet (39.74') to the **TRUE PLACE OF BEGINNING** for the land herein described;

The above described area contains a total of 32/10000 (0.0032) acres of land, more or less contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0001.

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MOT-CR175-0.79
Parcel 14-S1

All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

Iron pins set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583".

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 94-742D04, of the Deed Records of Montgomery County, Ohio.

The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November, 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. Douglas Briggs 8/6/2014
R. Douglas Briggs Date
Ohio Professional Surveyor No. 7366



EXHIBIT A

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Ver. Date 06/24/2014

PID 87089

**PARCEL 14-T
MOT-CR175-0.79
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING AND SEEDING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Sections 4 and 5, Town 2, Range 5, M.Rs., the City of Centerville, Washington Township, County of Montgomery, State of Ohio, being part of an 309.426 acre tract (Tract 1), a 30.772 acre tract (Tract 2) and a 89.667 acre tract (Tract 3) conveyed to the City of Centerville by deed recorded in Instrument of Record Deed Microfiche 94-742D04, and being a parcel of land lying on the right side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G and 70H, Instrument of Record Plat 14- 00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

BEGINNING at a point in the existing east right-of-way of Yankee Street located 49.29 feet right of baseline of construction station 23+54.00 of said Yankee Street;

Thence leaving the existing east right-of-way of said Yankee Street along the north, east and south lines of a temporary construction easement the following three (3) courses:

- 1) South eighty-six degrees forty minutes forty-four seconds East (S86°40'44"E) for distance of two and 00/100 feet (2.00') to a point being located 51.29 feet right of baseline of construction station 23+54.00 of said Yankee Street;
- 2) South four degrees ten minutes twenty-three seconds West (S04°10'23"W) for a distance of one hundred fifty-four and 02/100 feet (154.02') to a point being located 49.00 feet right of baseline of construction station 22+00.00 of said Yankee Street;
- 3) North eighty-six degrees forty minutes forty-four seconds West (N86°40'44"W) for a distance of two and 00/100 feet (2.00') to the existing east right-of-way of Yankee Street, being located 47.00 feet right of baseline of construction station 22+00.00 of said Yankee Street;

Thence North four degrees ten minutes twenty-three seconds East (N04°10'23"E), leaving the south line of said proposed temporary construction easement along the existing east right-of-way

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MOT-CR175-0.79
Parcel 14-T

of said Yankee Street for a distance of one hundred fifty-four and 02/100 feet (154.02') to the **TRUE PLACE OF BEGINNING.**

The above described area contains a total of 71/10000 (0.0071) acres of land, more or less, being over part of Montgomery County Auditor's Permanent Parcel; number O68 01116 0015.

All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

Iron pins set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583".

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 94-742D04, of the Deed Records of Montgomery County, Ohio.

The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. D. Briggs 8/6/2014
R. Douglas Briggs Date
Ohio Professional Surveyor No. 7366

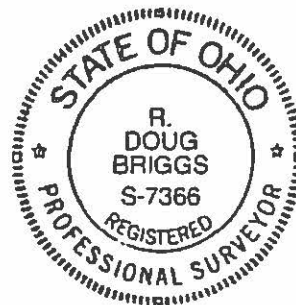


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Ver. Date 06/24/2014

PID 87089

**PARCEL 14-T1
MOT-CR175-0.79
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DRIVEWAY RECONSTRUCTION AND GRADING AND SEEDING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Sections 4 and 5, Town 2, Range 5, M.Rs., the City of Centerville, Washington Township, County of Montgomery, State of Ohio, being part of an 309.426 acre tract (Tract 1), a 30.772 acre tract (Tract 2) and a 89.667 acre tract (Tract 3) conveyed to the City of Centerville by deed recorded in Instrument of Record Deed Microfiche 94-742D04, and being a parcel of land lying on the right side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G and 70H, Instrument of Record Plat 14-00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

BEGINNING at a point in the proposed east right-of-way of Yankee Street being located 42.00 feet right of baseline of construction station 27+99.29 of said Yankee Street;

Thence along the proposed east right-of-way of Yankee Street along the arc of a curve to the right having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of seventy-nine and 64/100 feet (79.64'), the chord of said arc being subtended by a central angle of zero degrees twenty-three minutes fifty-nine seconds (00°23'59") and a long chord bearing North three degrees fifty-eight minutes twenty-five seconds East (N03°58'25"E) for a distance of seventy-nine and 64/100 feet (79.64') to a point located 42.00 feet right of baseline of construction station 28+79.22 of said Yankee Street the southwest corner of a proposed sewer easement;

Thence leaving the proposed east right-of-way of said Yankee Street along the south, east and north lines of said sewer easement the following three (3) courses:

- 1) South eighty-five degrees forty-nine minutes thirty-five seconds East (S85°49'35"E) for a distance of eight and 00/100 feet (8.00') to a point located 50.00 feet right of baseline of construction station 28+79.22 of said Yankee Street;

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Parcel 14-T1

- 2) North four degrees ten minutes twenty-five seconds East (N04°10'25"E) for a distance of forty and 00/100 feet (40.00') to a point located 50.00 feet right of baseline of construction station 29+19.22 of Yankee Street;
- 3) North eighty-five degrees forty-nine minutes thirty-five seconds West (N85°49'35"W) for a distance of eight and 00/100 feet (8.00') to a point located 42.00 feet right of baseline of construction station 29+19.22 of Yankee Street to the proposed east right-of-way of said Yankee Street;

Thence along the proposed east right-of-way of Yankee Street the following two (2) courses:

- 1) North four degrees ten minutes twenty-five seconds East for a distance of three hundred fifty-five and 78/100 feet (355.78') to a point being located 42.00 feet right of baseline of construction station 32+75.00 of said Yankee Street;
- 2) South eighty-five degrees forty-nine minutes thirty-five seconds East (S85°49'35"E) for a distance of seventeen and 00/100 feet (17.00') to the east line of a proposed temporary construction easement being located 59.00 feet right of baseline of construction station 32+75.00 of said Yankee Street;

Thence leaving the proposed east right-of-way of Yankee Street along the east line of said proposed temporary construction easement the following eight (8) courses:

- 1) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of one hundred seventy-eight and 00/100 feet (178.00') to a point located 59.00 feet right of baseline of construction station 30+97.00 of said Yankee Street;
- 2) South seventy-one degrees one minute forty-seven seconds East (S71°01'47"E) for a distance of fifty-four and 82/100 feet (54.82') to a point located 112.00 feet right of baseline of construction station 30+83.00 of said Yankee Street;
- 3) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of fifty and 00/100 feet (50.00') to a point located 112.00 feet right of baseline of construction station 30+33.00 of said Yankee Street;
- 4) South eighty-five degrees five minutes zero seconds West (S85°05'00"W) for a distance of fifty and 64/100 feet (50.64') to a point located 62.00 feet right of baseline of construction station 30+25.00 of said Yankee Street;
- 5) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of one hundred thirty-nine and 00/100 feet (139.00') to a point located 62.00 feet right of baseline of construction station 28+86.00 of said Yankee Street;

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Parcel 14-T1

- 6) South twenty-nine degrees thirty minutes fifty-two seconds West (S29°30'52"W) for a distance of thirty and 33/100 feet (30.33') to a point located 49.00 feet right of baseline of construction station 28+35.50 of said Yankee Street;
- 7) South eighteen degrees six minutes eleven seconds West (S18°06'11"W) for a distance of twenty-three and 62/100 feet (23.62') to a point located 43.25 feet right of baseline of construction station 28+35.50 of said Yankee Street;
- 8) South three degrees four minutes fourteen seconds West (S03°04'13"W) for a distance of thirty-six and 09/100 feet (36.09') to the existing east right-of-way of Yankee Street being located 43.75 feet right of baseline of construction station 27+99.27 of said Yankee Street;

Thence North eighty-five degrees forty-nine minutes thirty-seven seconds West (N85°49'37"W), leaving the east line of said proposed temporary construction easement along the existing east right-of-way of Yankee Street for a distance of one and 75/100 feet (1.75') to the **TRUE PLACE OF BEGINNING.**

The above described area contains a total of 2405/10000 (0.2405) acres of land, more or less, being 931/10000 (0.0931) acres contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0006 and 1474/10000 (0.1474) acres contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0015.

All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

Iron pins set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583".

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 94-742D04, of the Deed Records of Montgomery County, Ohio.

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MOT-CR175-0.79
Parcel 14-T1

The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November, 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. Douglas Briggs 8/14/2014
R. Douglas Briggs Date
Ohio Professional Surveyor No. 7366



EXHIBIT A

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Ver. Date 06/24/2014

PID 87089

**PARCEL 14-T2
MOT-CR175-0.79
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING AND SEEDING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Sections 4 and 5, Town 2, Range 5, M.Rs., the City of Centerville, Washington Township, County of Montgomery, State of Ohio, being part of an 309.426 acre tract (Tract 1), a 30.772 acre tract (Tract 2) and a 89.667 acre tract (Tract 3) conveyed to the City of Centerville by deed recorded in Instrument of Record Deed Microfiche 94-742D04, and being a parcel of land lying on the right side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G and 70H, Instrument of Record Plat 14-00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

BEGINNING at a point in the proposed east right-of-way of Yankee Street, being located 42.00 feet right of baseline of construction station 43+19.29 of said Yankee Street;

Thence North fifty-nine degrees twenty-nine minutes thirteen seconds East (N59°29'13"E), continuing along the last mentioned line for a distance of ten and 77/100 feet (10.77') to the east line of a proposed temporary construction easement being located 50.60 feet right of baseline of construction station 43+25.77 of said Yankee Street;

Thence along the east line of said temporary construction easement the following nineteen (19) courses:

- 1) South twenty-five degrees thirty-three minutes eighteen seconds East (S25°33'18"E) for a distance of fifteen and 65/100 feet (15.65') to a point being located 58.90 feet right of baseline of construction station 43+12.50 of said Yankee Street;
- 2) South six degrees twenty-eight minutes twelve seconds West (S06°28'12"W) for a distance of fifty-two and 50/100 feet (52.50') to a point being located 58.90 feet right of baseline of construction station 42+60.00 of said Yankee Street;

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Parcel 14-T2

- 3) South ten degrees thirty-three minutes zero seconds West (S10°33'00"W) for a distance of sixty and 44/100 feet (60.44') to a point being located 54.60 feet right of baseline of construction station 41+99.72 of said Yankee Street;
- 4) South twenty-eight degrees twenty minutes four seconds West (S28°20'04"W) for a distance of twenty-three and 31/100 feet (23.31') to a point being located 45.90 feet right of baseline of construction station 41+78.00 of said Yankee Street;
- 5) South eight degrees sixteen minutes forty seconds West (S08°16'40"W) for a distance of forty-seven and 84/100 feet (47.84') to a point being located 44.20 feet right of baseline of construction station 41+30.00 of said Yankee Street;
- 6) South one degree nine minutes fifty-seven seconds West (S01°09'57"W) for a distance of thirty-four and 16/100 feet (34.16') to a point being located 47.10 feet right of baseline of construction station 40+95.83 of said Yankee Street;
- 7) South eight degrees eleven minutes fifty-six seconds West (S08°11'56"W) for a distance of fifty and 67/100 feet (50.67') to a point being located 45.00 feet right of baseline of construction station 40+45.00 of said Yankee Street;
- 8) South two degrees forty-three minutes twenty-one seconds West (S02°43'21"W) for a distance of thirty-nine and 89/100 feet (39.89') to a point being located 47.00 feet right of baseline of construction station 40+05.00 of said Yankee Street;
- 9) South six degrees eight minutes thirty-six seconds West (S06°08'36"W) for a distance of sixty-nine and 72/100 feet (69.72') to a point being located 46.00 feet right of baseline of construction station 39+35.00 of said Yankee Street;
- 10) South zero degrees fifty-seven minutes twenty-four seconds West (S00°57'24"W) for a distance of thirty-four and 95/100 feet (34.95') to a point being located 48.50 feet right of baseline of construction station 39+00.00 of said Yankee Street;
- 11) South ten degrees eighteen minutes four seconds West (S10°18'04"W) for a distance of twenty-five and 01/100 feet (25.01') to a point being located 46.15 feet right of baseline of construction station 38+75.00 of said Yankee Street;
- 12) South zero degrees thirty-two minutes four seconds West (S00°32'04"W) for a distance of twenty-four and 97/100 feet (24.97') to a point being located 48.00 feet right of baseline of construction station 38+50.00 of said Yankee Street;
- 13) South six degrees fifty-three minutes forty-eight seconds West (S06°53'48"W) for a distance of forty-nine and 84/100 feet (49.84') to a point being located 46.00 feet right of baseline of construction station 38+00.00 of said Yankee Street;
- 14) South twelve degrees twelve minutes forty-two seconds West (S12°12'42"W) for a distance of twenty-two and 12/100 feet (22.12') to a point being located 43.00 feet right of baseline of construction station 37+78.00 of said Yankee Street;

EXHIBIT A

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Parcel 14-T2

- 15) South three degrees one minute ten seconds West (S03°01'10"W) for a distance of twenty-two and 28/100 feet (22.28') to a point being located 43.50 feet right of baseline of construction station 37+55.65 of said Yankee Street;
- 16) South three degrees thirty-one minutes forty-two seconds East (S03°31'42"E) for a distance of twenty-three and 80/100 feet (23.80') to a point being located 46.70 feet right of baseline of construction station 37+32.00 of said Yankee Street;
- 17) South four degrees fifty minutes twenty-two seconds West (S04°50'22"W) for a distance of two hundred sixty-five and 80/100 feet (265.80') to a point being located 43.61 feet right of baseline of construction station 34+66.22 of said Yankee Street;
- 18) South sixty-eight degrees forty minutes eighteen seconds East (S68°40'18"E) for a distance of three and 87/100 feet (3.87') to a point being located 47.31 feet right of baseline of construction station 34+65.07 of said Yankee Street;
- 19) South zero degrees thirty-eight minutes fifteen seconds West (S00°38'15"W) for a distance of eighty-four and 13/100 feet (84.13') to the proposed east right-of-way of Yankee Street, being located 52.50 feet right of baseline of construction station 33+81.10 of said Yankee Street;

Thence leaving the east line of said proposed temporary construction easement along the proposed east right-of-way of Yankee Street the following three (3) courses:

- 1) North sixty-five degrees twenty-seven minutes zero seconds West (N65°27'00"W) for a distance of eleven and 20/100 feet (11.20') to a point being 42.00 feet right of baseline of construction station 33+85.00 of said Yankee Street;
- 2) North four degrees ten minutes twenty-five seconds East (N04°10'25"E) for a distance of three hundred fifty-five and 39/100 feet (355.39') to a point being 42.00 feet right of baseline of construction station 37+40.39 of said Yankee Street;
- 3) Along the arc of a curve to the right having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of seventy-nine and 32/100 feet (79.32'), the chord of said arc being subtended by a central angle of zero degrees twenty-three minutes fifty-three seconds (00°23'53") and a long chord bearing North four degrees twenty-two minutes twenty-one seconds East (N04°22'21"E) for a distance of seventy-nine and 32/100 feet (79.32') to the existing east right-of-way of Yankee Street, being 42.00 feet right of baseline of construction station 38+20.00 of said Yankee Street, being the southwest corner of a proposed sewer easement;

Thence leaving the proposed east right-of-way of Yankee Street along the south, east and north lines of said sewer easement the following three (3) courses;

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MOT-CR175-0.79

Parcel 14-T2

- 1) South eighty-five degrees twenty-five minutes forty-two seconds East (S85°25'42"E) for a distance of three and 00/100 feet (3.00') to a point being located 45.00 feet right of baseline of construction station 38+20.00 of said Yankee Street;
- 2) North four degrees forty-one minutes forty-seven seconds East (N04°41'47"E) for a distance of forty-nine and 80/100 feet (49.80') to a point being located 45.00 feet right of baseline of construction station 38+70.00 of said Yankee Street;
- 3) North eighty-five degrees ten minutes forty-three seconds West (N85°10'43"W) for a distance of two and fifty-two feet (2.52') to a point being located 42.48 feet right of baseline of construction station 38+70.00 of said Yankee Street to the proposed east right-of-way of said Yankee Street;

Thence leaving the proposed east right-of-way of Yankee Street along the existing east right-of-way of Yankee Street the following two (2) courses:

- 1) North five degrees twenty-four minutes forty-three seconds East (N05°24'43"E) for a distance of two hundred thirty-three and 65/100 feet (233.65') to a point being 42.50 feet right of the baseline of construction station 41+04.52 of said Yankee Street;
- 2) North five degrees twenty-three minutes fifty-two seconds East (N05°23'52"E) for a distance of forty and 70/100 feet (40.70') to the proposed east right-of-way of Yankee Street, being 42.00 feet right of the baseline of construction station 41+45.37 of said Yankee Street;

Thence leaving the existing east right-of-way of Yankee Street, along the proposed east right-of-way of said Yankee Street the following two (2) courses:

- 1) Along the arc of a curve to the right having a radius of eleven thousand four hundred seventeen and 16/100 feet (11,417.16') for an arc distance of fifty-four and 15/100 feet (54.15'), the chord of said arc being subtended by a central angle of zero degrees sixteen minutes eighteen seconds (00°16'18") and a long chord bearing North six degrees twenty minutes three seconds East (N06°20'03"E) for a distance of fifty-four and 15/100 feet (54.15') to a point being located 42.00 feet right of baseline of construction station 41+99.72 of said Yankee Street;
- 2) North six degrees twenty-eight minutes twelve seconds East (N06°28'12"E) for a distance of one hundred nineteen and 58/100 feet (119.58') to the **TRUE PLACE OF BEGINNING**.

EXHIBIT A

LPA RX 887 T

MOT-CR175-0.79
Parcel 14-T2

The above described area contains a total of 1152/10000 (0.1152) acres of land, more or less, being 359/10000 (0.0359) acres contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0006 and 793/10000 (0.0793) acres contained in Montgomery County Auditor's Permanent Parcel number O68 01116 0012.

Also being 645/10000 (0.0645) acres of land, more or less contained in Section 4, Town 2, Range 5, M.R.s. and being 539/10000 (0.0539) acres more or less contained in Section 5, Town 2, Range 5, M.R.s.

All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

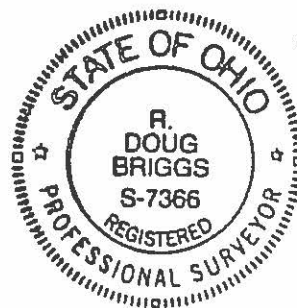
Iron pins set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583".

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 94-742D04 (Tract 3), of the Deed Records of Montgomery County, Ohio.

The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November, 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. Douglas Briggs 8/16/2014
R. Douglas Briggs Date
Ohio Professional Surveyor No. 7366

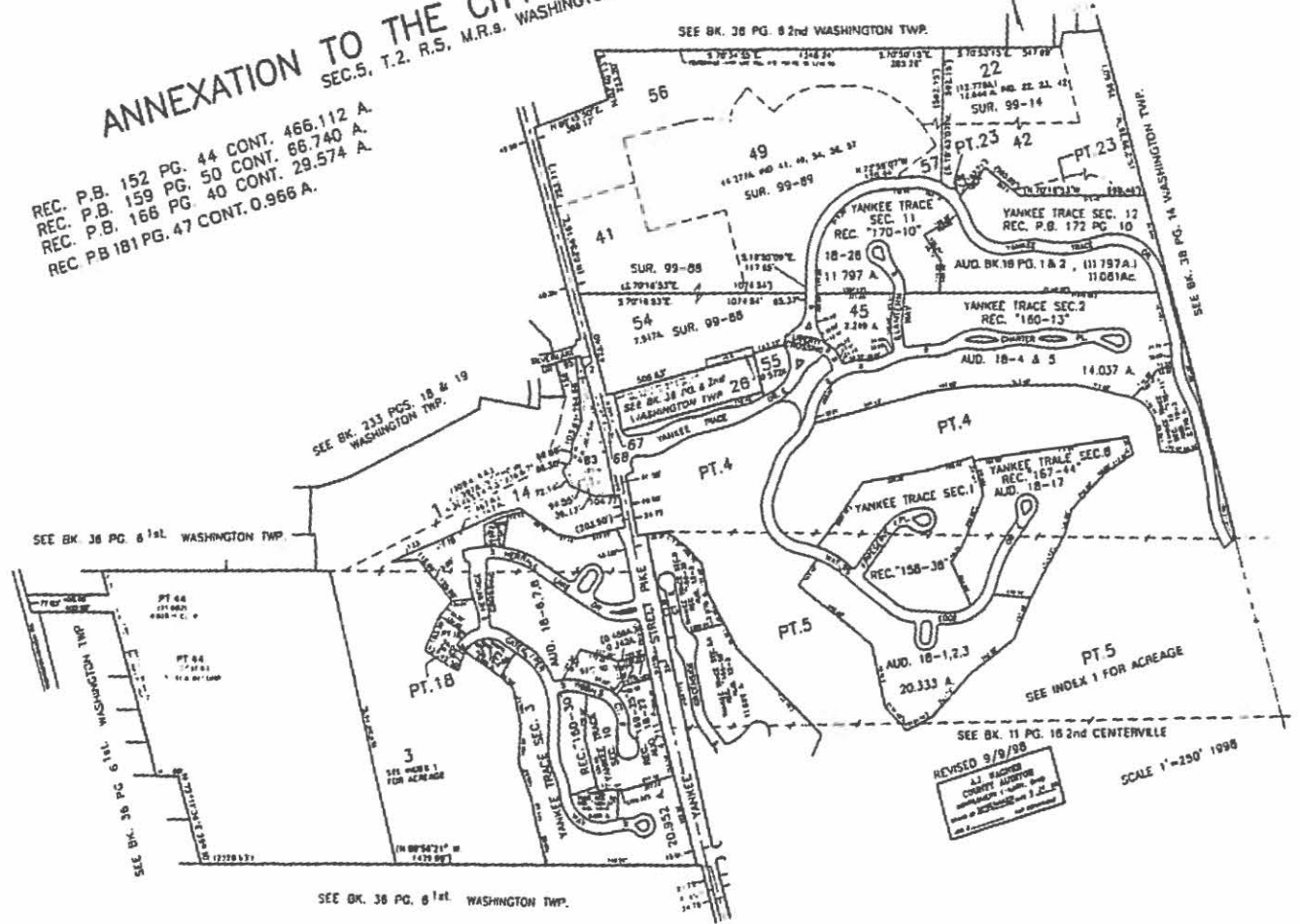


ANNEXATION TO THE CITY OF CENTERVILLE

SEC. 5, T. 2. R. 5. M.R.S. WASHINGTON TWP.

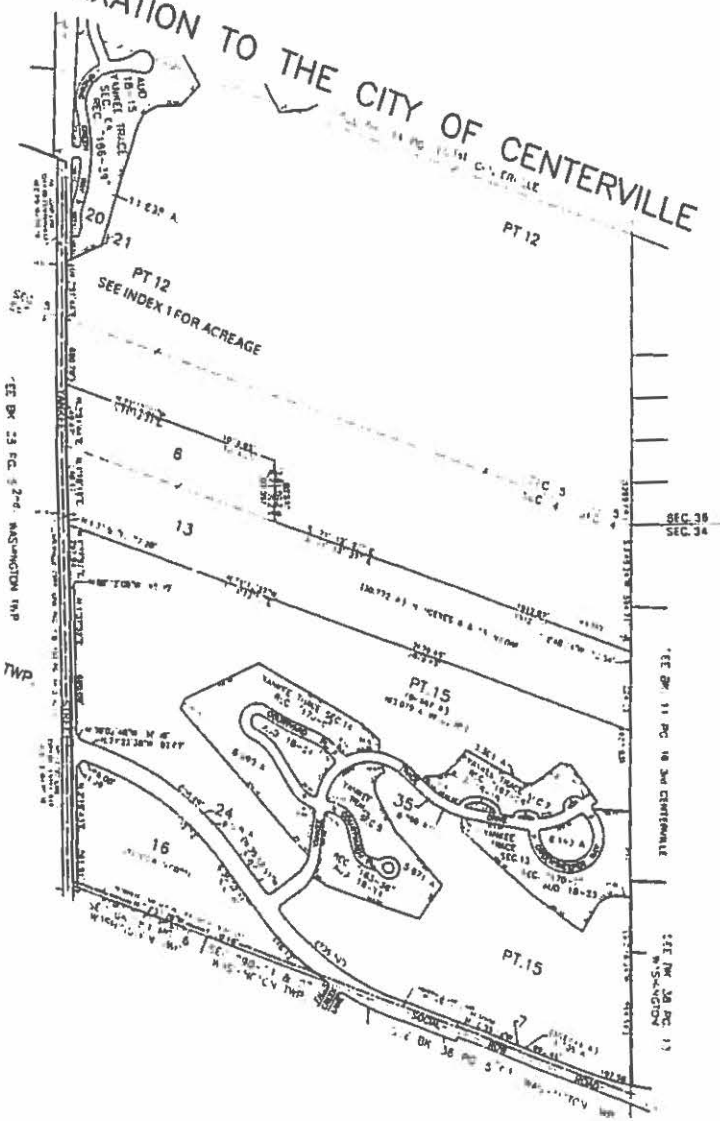
REC. P.B. 152 PG. 44 CONT. 466,112 A.
 REC. P.B. 159 PG. 50 CONT. 66,740 A.
 REC. P.B. 166 PG. 40 CONT. 29,574 A.
 REC. P.B. 181 PG. 47 CONT. 0.966 A.

PAGE 18 1st
 BOOK 11



11-18 1st CENTERVILLE

ANNEXATION TO THE CITY OF CENTERVILLE



SEC. 4 & SEC. 5, T.2, R.5, M.R.9, WASHINGTON TWP.
 REC. P.B. 152 PG. 44 CONT. 466.112 A.

ORIGINAL

AS PREPARED
 BY THE
 COUNTY CLERK
 OF
 WASHINGTON COUNTY
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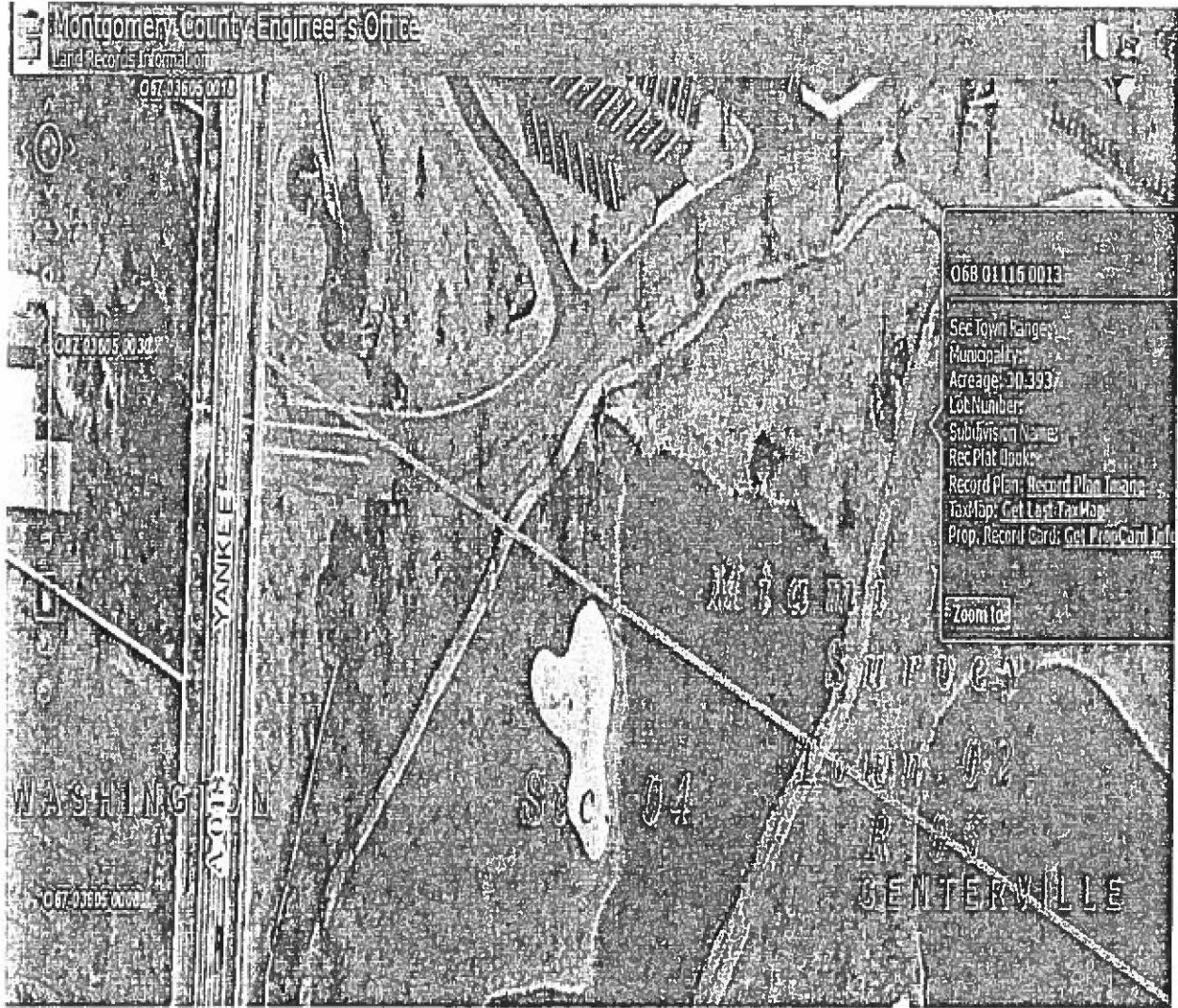


EXHIBIT A

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LPA RX 851 WD

Rev 06/09

Ver. Date 06/24/2014

PID 87089

**PARCEL 19-WD
MOT-CR175-0.79
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Sections 4 and 5, Town 2, Range 5, M.Rs., the City of Centerville, County of Montgomery, State of Ohio, being part of an 26.3215 acre tract conveyed to The City of Centerville by deed recorded in Instrument of Record Deed Microfiche 01-408D10, and being a parcel of land lying on the left side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G and 70H, Instrument of Record Plat 14-00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

Commencing at a found stone being the northwest corner of Section 4;

Thence South sixty-seven degrees fifty minutes nineteen seconds East (S67°50'19"E), along the north line of said Section 4 for a distance of two thousand seven hundred fifty and 22/100 feet (2,750.22') to a set 3/4" steel rod with cap being in the proposed west right-of-way of Yankee Street, being located 48.00 feet left of baseline of construction station 41+23.24 of said Yankee Street, also being the **TRUE PLACE OF BEGINNING** for the land herein described;

Thence along the proposed west right-of-way of Yankee Street the following two (2) courses:

- 1) Along the arc of a curve to the right having a radius of eleven thousand five hundred seven and 16/100 feet (11,507.16') for an arc distance of seventy-six and 79/100 feet (76.79'), the chord of said arc being subtended by a central angle of zero degrees twenty-two minutes fifty-seven seconds (00°22'57") and a long chord bearing North six degrees sixteen minutes forty-four seconds East (N06°16'44"E) for a distance of seventy-six and

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- 79/100 feet (76.79') to a set concrete monument being located 48.00 feet left of baseline of construction station 41+99.72 of said Yankee Street;
- 2) North six degrees twenty-eight minutes twelve seconds East (N06°28'12"E) for a distance of six hundred thirty and 46/100 feet (630.46') to a set 3/4" steel rod with cap being in the north line of the grantor's tract, being in the south line of Lot 80 of Yankee Trace, Section Three as recorded in Plat Book 160, Pages 30, 30A and 30B, being located 48.00 feet left of baseline of construction station 48+30.17 of said Yankee Street;

Thence South sixty-seven degrees twenty-three minutes twenty-one seconds East (S67°23'21"E), leaving the proposed west right-of-way of Yankee Street, along the north line of the grantor's tract for a distance of fifty-nine and 01/100 feet (59.01') to the northeast corner of the grantor's tract, being located 8.68 feet right of baseline of construction station 48+13.77 of said Yankee Street;

Thence leaving the north line of the grantor's tract along the east line of the grantor's tract, also being the existing centerline of right-of-way of Yankee Street for the following four (4) courses:

- 1) South six degrees nineteen minutes fifty-six seconds West (S06°19'56"W) for a distance of one hundred forty and 25/100 feet (140.25') to a point being located 9.02 feet right of baseline of construction station 46+73.52 of said Yankee Street;
- 2) South five degrees forty-six minutes fifty-four seconds West (S05°46'54"W) for a distance of two hundred twenty-seven and 95/100 feet (227.95') to a point being located 11.76 feet right of baseline of construction station 44+45.59 of said Yankee Street;
- 3) South five degrees twenty-three minutes fifty-two seconds West (S05°23'52"W) for a distance of three hundred forty-one and 23/100 feet (341.23') to the north line of said Section 4, being located 17.75 feet right of baseline of construction station 41+04.27 of said Yankee Street;
- 4) South five degrees twenty-four minutes forty-three seconds West (S05°24'43"W) for a distance of six hundred eighteen and 25/100 feet (618.25') to the southeast corner of the grantor's tract, being in the Corporation Line between the City of Centerville and Washington township, also being located 10.15 feet right of baseline of construction station 34+85.54 of said Yankee Street;

Thence North sixty-seven degrees eight minutes fifty-three seconds West (N67°08'53"W), leaving the centerline of Yankee Street, along the south line of the grantor's tract and said Corporation Line for a distance of sixty-one and 38/100 feet (61.38') to a set 3/4" steel rod with cap the proposed west right-of-way of Yankee Street, located 48.00 feet left of baseline of construction station 35+05.20 of said Yankee Street;

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Thence leaving the south line of the grantor's tract and said Corporation Line, along the proposed west right-of-way of Yankee Street the following two (2) courses:

- 1) North four degrees ten minutes twenty-five seconds East (N04°10'25"E) for a distance of two hundred thirty-five and 19/100 feet (235.19') to a set concrete monument being located 48.00 feet left of baseline of construction station 37+40.39 of said Yankee Street;
- 2) Along the arc of a curve to the right having a radius of eleven thousand five hundred seven and 16/100 feet (11,507.16') for an arc distance of three hundred eighty-four and 46/100 feet (384.46'), the chord of said arc being subtended by a central angle of one degree fifty-four minutes fifty-one seconds (01°54'51") and a long chord bearing North five degrees seven minutes fifty seconds East (N05°07'50"E) for a distance of three hundred eighty-four and 44/100 feet (384.44') to a set 3/4" steel rod with cap, also being the **TRUE PLACE OF BEGINNING**.

The above described area contains a total of one and 8849/10000 (1.8849) acres of land, more or less, of which the present road occupies 7544/10000 (0.7544) acres of land, more or less, being over part of Montgomery County Auditor's Permanent Parcel number O68 01927 0001, being 9057/10000 (0.9057) acres of land, of which the present road occupies 3500/10000 (0.3500) acres located in Section 4, Town 2, Range 5 MRs and being 9792/10000 (0.9792) acres of land, of which the present road occupies 4044/10000 (0.4044) acres located in Section 5, Town 2, Range 5 MRs.

All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

Steel rods set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583".

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 01-408D10, of the Deed Records of Montgomery County, Ohio.

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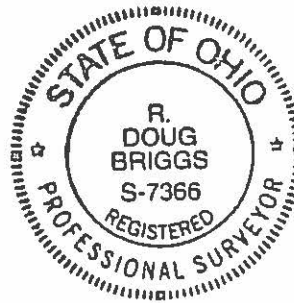
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The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November, 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. Douglas Briggs 8/6/2014
R. Douglas Briggs Date
Ohio Professional Surveyor No. 7366



PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 08-15-14 FILE NO. 2013-0052

By: James Ruemping

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Ver. Date 06/24/2014

PLD 87089

**PARCEL 19-T
MOT-CR175-0.79
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DRIVEWAY RECONSTRUCTION/GRADING AND SEEDING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in Sections 4 and 5, Town 2, Range 5, M.Rs., the City of Centerville, County of Montgomery, State of Ohio, being part of an 26.3215 acre tract conveyed to The City of Centerville by deed recorded in Instrument of Record Deed Microfiche 01-408D10, and being a parcel of land lying on the left side of the baseline of construction for Yankee Street as shown on the Centerline Plat for MOT-CR175-0.79 as recorded in Plat Book 223, Pages 70, 70A, 70B, 70C, 70D, 70E, 70F, 70G, and 70H, Instrument of Record Plat 14-00038627 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Montgomery County recorder's office, unless noted otherwise) and being more particularly described as follows:

BEGINNING at a point in the proposed west line of a proposed temporary construction easement, being located 48.00 feet left of baseline of construction station 48+30.17 of Yankee Street, also being in the south line of Lot No. 80 of Yankee Trace Section Three Subdivision as the same is recorded in Plat Book 160, Pages 30, 30A and 30B;

Thence leaving the west line of said temporary construction easement along the proposed west right-of-way of Yankee Street the following three (3) courses:

- 1) South six degrees twenty-eight minutes twelve seconds West (S06°28'12"W) for a distance of six hundred thirty and 46/100 feet (630.46') to a point being located 48.00 feet left of baseline of construction station 41+99.72 of said Yankee Street;
- 2) Along the arc of a curve to the left having a radius of eleven thousand five hundred seven and 16/100 feet (11,507.16') for an arc distance of four hundred sixty-one and 25/100 feet (461.25'), the chord of said arc being subtended by a central of two degrees seventeen minutes forty-eight seconds (02°17'48") and a long chord bearing South five degrees nineteen minutes eighteen seconds West (S05°19'18"W) for a distance of four hundred sixty-one and 22/100 feet (461.22') to a point being located 48.00 feet left of baseline of construction station 37+40.39 of said Yankee Street;
- 3) South four degrees ten minutes twenty-five seconds West (S04°10'25"W) for a distance of two hundred thirty-five and 19/100 feet (235.19') to the south line of the grantor's

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tract, being located 48.00 feet left of baseline of construction station 35+05.20 of said Yankee Street;

Thence North sixty-seven degrees eight minutes fifty-three seconds West (N67°08'53"W), along the south line of the grantor's tract for a distance of ten and 56/100 feet (10.56') to the west line of a proposed temporary construction easement, being located 58.00 feet left of baseline of construction station 35+08.58 of said Yankee Street;

Thence leaving the south line of the grantor's tract along the west line of said proposed temporary construction easement the following six (6) courses:

- 1) North four degrees ten minutes twenty-five seconds East (N04°10'25"E) for a distance of two hundred thirty-one and 81/100 feet (231.81') to a point being located 58.00 feet left of baseline of construction station 37+40.39 of said Yankee Street;
- 2) Along the arc of a curve to the right having a radius of eleven thousand five hundred seventeen and 16/100 feet (11,517.16') for an arc distance of four hundred sixty-one and 65/100 feet (461.65'), the chord of said arc being subtended by a central angle of two degrees seventeen minutes forty-eight seconds (02°17'48") and a long chord bearing North five degrees nineteen minutes eighteen seconds East (N05°19'18"E) for a distance of four hundred sixty-one and 62/100 feet (461.62') to a point located 58.00 feet left of baseline of construction station 41+99.75 of said Yankee Street;
- 3) North fifty-eight degrees twenty-eight minutes thirty-nine seconds West (N58°28'39"W) for a distance of twenty-four and 28/100 (24.28') to a point being located 80.00 feet left of baseline of construction station 42+10.00 of said Yankee Street;
- 4) North twelve degrees twenty-five minutes and one second East (N12°25'01"E) for a distance of forty-eight and 26/100 feet (48.26') to a point being located 75.00 feet left of baseline of construction station 42+58.00 of said Yankee Street;
- 5) North eighty-five degrees nine minutes thirty-seven seconds East (N85°09'37"E) for a distance of fifteen and 30/100 feet (15.30') to a point being located 60.00 feet left of baseline of construction station 42+61.00 of said Yankee Street;
- 6) North seven degrees forty minutes forty seconds East (N07°40'40"E) for a distance of five hundred sixty-nine and 30/100 feet (569.30') to the north line of the grantor's tract, being in the south line of Lot 80 of Yankee Trace, Section Three Subdivision as recorded in Plat Book 160, Pages 30, 30A and 30B, also being the **TRUE PLACE OF BEGINNING**.

The above described area contains a total of 2767/10000 (0.2767) acres of land, more or less, being over part of Montgomery County Auditor's Permanent Parcel; number O68 01927 0001.

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All bearings are based on the Ohio State Plane Coordinate System, South Zone, Units – U.S. survey foot, Horizontal Datum – NAD 1983 (CONUS), Vertical Datum – NAVD88, Ellipsoid – GRS80, Geoid Model – Geoid 09.

Iron pins set are 3/4” diameter steel rods, 30” long, with a 1-1/2” diameter aluminum cap stamped “ODOT R/W DISTRICT 7, BCS LLC 7366, LJB INC 6583”.

Prior Instrument Reference as of the date of this survey was prepared was Instrument of Record Deed Microfiche 01-408D10, of the Deed Records of Montgomery County, Ohio.

The above description was prepared under the direction and supervision of R. Douglas Briggs, Registered Professional Surveyor No. 7366 in December of 2013, and is based on a field survey made for the Board of County Commissioners of Montgomery County, Ohio with additional field survey support from LJB Inc. under my direction at Briggs Creative Services, LLC, in November, 2011 through July, 2014.

BRIGGS CREATIVE SERVICES, LLC

By: R. Douglas Briggs 8/4/2014
R. Douglas Briggs Date
Ohio Professional Surveyor No. 7366

