

**EASEMENT FOR ROAD PURPOSES**

The Board of Park Commissioners of MetroParks of Butler County, fka Butler County Park Board, a park district organized under R.C. Chapter 1545, Grantor, for and in consideration of One Dollar and other good and valuable consideration, does hereby grant, bargain, sell, convey and release to **Board of County Commissioners of Butler County, Ohio**, Grantee, its successors and assigns forever, the perpetual easement and right of way for public highway and road purposes only, in, upon and over the lands hereinafter described:

See, Attached Exhibit "A"

Grantor claims title by instrument(s) of record in O.R. 6518, Page 106, in the office of the Butler County Recorder. The above described parcel is contained within Auditor's Parcel No: A0300-019-000-020

TO HAVE AND TO HOLD said easement and right of way unto the Grantee, its successors and assigns forever, and the said Grantor, for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns that it is the true and lawful owner of said premises, and is lawfully seized of the same in fee simple and has good right and full power, to grant, bargain, sell, convey and release the same in manner aforesaid, and that it will warrant and defend the same against all claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor, by Michael J. Muska, its Director-Secretary, has hereunto set its hand hereto, pursuant to express authority of its Board of Park Commissioners, on the 16th day of February, 2005

BOARD OF PARK COMMISSIONERS OF
METROPARKS OF BUTLER COUNTY

By Michael J. Muska
Michael J. Muska, Director-Secretary

STATE OF OHIO, COUNTY OF BUTLER, SS:

On February 16, 2005, before me, a notary public in and for said County and State, personally appeared the above named Michael J. Muska, Director-Secretary of the Board of Park Commissioners of MetroParks of Butler County, Grantor in the foregoing Easement, and acknowledged that he did sign the foregoing instrument and that the same is his and its voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal.

Roger S. Gates
Notary Public



ROGER S. GATES
Attorney at Law
Notary Public, State of Ohio
My Commission has no Expiration Date
O.R.C. Section 147.03

200500015948
Filed for Record in
BUTLER COUNTY, OHIO
DANNY H CRANK
03-11-2005 At 11:59:47 am.
COUNTY EASE .00
OR Book 7524 Page 3 - 6

This instrument was prepared by The Prosecuting Attorney of Butler County

TRANSFER NOT NECESSARY
KAY ROGERS
BY MB 3/11/05 DEPT.
AUDITOR, BUTLER CO., OHIO

**EXHIBIT "A"**

Situated in Section 15, Town 2, Range 3, Fairfield Township, Butler County, Ohio and being a Right-of-way Easement in part of Lot #364 as known and designated on the list of lots in said Fairfield Township and being further described as follows:

Beginning at a point found by measuring from the Southeast corner of aforementioned Lot #364, along the Easterly line of said Lot #364, North $06^{\circ}33'17''$ East, 99.05 feet to a point in the Northerly right-of-way line of Hamilton-Middletown Road; thence leaving said Easterly line, along said right-of-way line, South $72^{\circ}07'08''$ West, 240.68; thence South $71^{\circ}38'13''$ West, 55.30 feet to the true point of beginning;

thence from the point of beginning thus found, continuing along said right-of-way line, South $71^{\circ}38'13''$ West, 60.01 feet;
thence leaving said northerly right-of-way line, North $17^{\circ}22'01''$ West, 220.83 feet;
thence along a curve to the right having a radius of 1030.00 feet, through a central angle of $28^{\circ}44'40''$ an arc length of 516.74 feet, a chord bearing of North $02^{\circ}59'41''$ West, a chord distance of 511.33 feet;
thence along a curve to the left having a radius of 470.00 feet, through a central angle of $11^{\circ}22'39''$ an arc length of 93.33 feet, a chord bearing of North $05^{\circ}41'20''$ East, a chord distance of 93.18 feet;
thence Due North, 56.33 feet;
thence along a curve to the right having a radius of 330.00 feet, through a central angle of $23^{\circ}15'59''$ an arc length of 134.01 feet, a chord bearing of North $11^{\circ}38'00''$ East, a chord distance of 133.09 feet;
thence North $61^{\circ}05'26''$ East, 80.77 feet; thence North $28^{\circ}54'34''$ East, 50.00 feet;
thence South $61^{\circ}05'26''$ East, 79.63 feet;
thence North $31^{\circ}47'47''$ East, 137.74 feet;
thence along a curve to the left having a radius of 470.00 feet, through a central angle of $13^{\circ}31'32''$ an arc length of 110.95 feet, a chord bearing of North $25^{\circ}02'02''$ East, a chord distance of 110.69 feet to a point in the Southerly line of Lot #365 as known and designated on the list of lots in said Fairfield Township;
thence along said Southerly line, South $85^{\circ}23'08''$ East, 61.54 feet;
thence leaving said Southerly line, along a curve to the right having a radius of 530.00 feet, through a central angle of $15^{\circ}05'47''$ an arc length of 139.65 feet, a chord bearing of South $24^{\circ}14'54''$ West, a chord distance of 139.24 feet;
thence South $31^{\circ}47'47''$ West, 134.71 feet; thence South $61^{\circ}05'26''$ West, 25.03 feet;
thence South $31^{\circ}47'47''$ West, 5.22 feet;
thence along a curve to the left having a radius of 245.00 feet, through a central angle of $10^{\circ}29'52''$ an arc length of 44.89 feet, a chord bearing of South $26^{\circ}32'51''$ West, a chord distance of 44.83 feet;
thence North $61^{\circ}05'26''$ West, 25.20 feet;
thence along a curve to the left having a radius of 270.00 feet, through a central angle of $22^{\circ}00'25''$ an arc length of 103.71 feet, a chord bearing of South $11^{\circ}00'13''$ West, a chord distance of 103.07 feet;
thence Due South, 56.33 feet;



thence along a curve to the right having a radius of 530.00 feet, through a central angle of $11^{\circ}22'39''$ an arc length of 105.25 feet, a chord bearing of South $05^{\circ}41'20''$ West, a chord distance of 105.07 feet;
thence along a curve to the left having a radius of 970.00 feet, through a central angle of $28^{\circ}44'40''$ an arc length of 486.64 feet, a chord bearing of South $02^{\circ}59'41''$ East, a chord distance of 481.55 feet;
thence South $17^{\circ}22'01''$ East, 219.78 feet to the point of beginning containing 83,715.19 square feet or 1.922 acres of land and being subject to all easements and right-of-ways of record.

Also a twenty five (25.00) foot Utility & Private Drainage Easement in part of aforementioned Lot #364 and being taken twenty five (25.00) feet adjacent to and to the West of the following described line:

Beginning at a point found by measuring from the Southeast corner of aforementioned Lot #364, along the Easterly line of said Lot #364, North $06^{\circ}33'17''$ East, 99.05 feet to a point in the Northerly right-of-way line of Hamilton-Middletown Road; thence leaving said Easterly line, along said right-of-way line, South $72^{\circ}07'08''$ West, 240.68; thence South $71^{\circ}38'13''$ West, 115.31 feet to the true point of beginning;

thence from the point of beginning thus found, leaving said northerly right-of-way line, North $17^{\circ}22'01''$ West, 220.83 feet;
thence along a curve to the right having a radius of 1030.00 feet, through a central angle of $28^{\circ}44'40''$ an arc length of 516.74 feet, a chord bearing of North $02^{\circ}59'41''$ West, a chord distance of 511.33 feet;
thence along a curve to the left having a radius of 470.00 feet, through a central angle of $11^{\circ}22'39''$ an arc length of 93.33 feet, a chord bearing of North $05^{\circ}41'20''$ East, a chord distance of 93.18 feet;
thence Due North, 56.33 feet;
thence along a curve to the right having a radius of 330.00 feet, through a central angle of $31^{\circ}47'47''$, an arc length of 183.13 feet, a chord bearing of North $15^{\circ}53'54''$ East, a chord distance of 180.79 feet; thence North $61^{\circ}05'26''$ East, 80.77 feet;
thence North $28^{\circ}54'34''$ East, 50.00 feet;
thence South $61^{\circ}05'26''$ East, 79.63 feet;
thence North $31^{\circ}47'47''$ East, 137.74 feet;
thence along a curve to the left having a radius of 470.00 feet, through a central angle of $13^{\circ}31'32''$, an arc length of 110.95 feet, a chord bearing of North $25^{\circ}02'02''$ East, a chord distance of 110.69 feet to a point in the Southerly line of Lot #365 as known and designated on the list of lots in said Fairfield Township.

Also a twenty five (25.00) foot Utility & Private Drainage Easement in part of aforementioned Lot #364 and being taken twenty five (25.00) feet adjacent to and to the East of the following described line:

Beginning at a point found by measuring from the Southeast corner of aforementioned Lot #364, along the Easterly line of said Lot #364, North $06^{\circ}33'17''$ East, 99.05 feet to a point in the Northerly right-of-way line of Hamilton-Middletown Road; thence leaving said Easterly line, along said right-



of-way line, South $72^{\circ}07'08''$ West, 240.68; thence South $71^{\circ}38'13''$ West, 55.30 feet to the true point of beginning;

thence from the point of beginning thus found, leaving said northerly right-of-way line, North $17^{\circ}22'01''$ West, 219.78 feet;
thence along a curve to the right having a radius of 970.00 feet, through a central angle of $28^{\circ}44'40''$, an arc length of 486.64 feet, a chord bearing of North $02^{\circ}59'41''$ West, a chord distance of 481.55 feet;
thence along a curve to the left having a radius of 530.00 feet, through a central angle of $11^{\circ}22'39''$, an arc length of 105.25 feet, a chord bearing of North $05^{\circ}41'20''$ East, a chord distance of 105.07 feet;
thence Due North, 56.33 feet;
thence along a curve to the right having a radius of 270.00 feet, through a central angle of $32^{\circ}35'48''$, an arc length of 153.80 feet, a chord bearing of North $16^{\circ}18'27''$ East, a chord distance of 151.73 feet;
thence North $31^{\circ}47'47''$ East, 134.71 feet;
thence along a curve to the left having a radius of 530.00 feet, through a central angle of $15^{\circ}05'47''$, an arc length of 139.65 feet, a chord bearing of North $24^{\circ}14'54''$ East, a chord distance of 139.24 feet to a point in the Southerly line of Lot #365 as known and designated on the list of lots in said Fairfield Township.

Also being a thirty (30.00) foot Utility & Private Drainage Easement in part of aforementioned Lot #364 and being taken fifteen (15.00) feet evenly off the following described centerline:

Beginning at a point found by measuring from the Southeast corner of aforementioned Lot #364, along the Easterly line of said Lot #364, North $06^{\circ}33'17''$ East, 280.94 feet, thence leaving said Easterly line, North $83^{\circ}26'43''$ West, 460.20 feet to the true point of beginning;

thence from the point of beginning thus found, South $80^{\circ}13'57''$ West, 35.00 feet.

The above description was prepared from a right-of-way easement plat dated February 8, 2005, made by Todd K. Turner, Registered Surveyor #7684 in the State of Ohio. The plat of which is recorded in Volume 47, Page 157, of the Butler County Engineer's Records.