
[SPACE ABOVE FOR RECORDER'S USE]

Property: land adjacent to Beechmont Ave & Little Miami River

(Auditor's parcel nos. 15-3-29 (west side of river)
and 4-8-1-90 & 500-430-138 (east side of river))

Project: Little Miami Scenic Trail Beechmont Bridge project (additional areas)

GRANT OF EASEMENTS

This Grant of Easements is made by the **CITY OF CINCINNATI**, an Ohio municipal corporation, 801 Plum Street, Cincinnati, OH 45202 (the "**City**"), in favor of **GREAT PARKS OF HAMILTON COUNTY**, an Ohio political subdivision, the address of which is 10245 Winton Road, Cincinnati, OH 45231 ("**Grantee**").

Recitals:

A. The City owns land (surplus greenbelt) east and west of the Beechmont Avenue Bridge, on either side of the Little Miami River, designated as Hamilton County Auditor parcel nos. 15-3-29-90, 4-8-1-90 & 500-430-138-90 (the "**City's Property**"), which is under the management and control of the City's Department of Transportation and Engineering ("**DOT**").

B. Grantee has undertaken a project involving the design, construction and maintenance of the "Little Miami Scenic Trail" (the "**Project**"), for which Grantee received funding from the State of Ohio Department of Natural Resources ("**ODNR**") under a certain *Community Recreation Project – Pass Through Grant Agreement* (the "**ODNR Grant Agreement**").

C. By *Grant of Easements* dated July 3, 2018 and recorded in Official Record 13709, Page 975, Hamilton County, Ohio Records, the City granted to Grantee certain easements over portions of the City's Property for the construction, use, maintenance and repair of portions of the trail and associated facilities to be available for use by the general public (collectively, the "**Improvements**").

D. Grantee has requested additional permanent and temporary easements from the City on portions of the City's Property as more particularly depicted on Exhibit A (*Survey – Easement Areas*) hereto and more particularly described on Exhibit B (*Legal Description – Permanent Easement Areas*) (the "**Permanent Easement Areas**") and Exhibit C (*Legal Description – Temporary Easement Areas*) (the "**Temporary Easement Areas**") hereto for the construction, maintenance and repair of the Improvements. The Permanent Easement Areas and Temporary Easement Areas are collectively referred to as the "**Easement Areas**".

E. The fair market value of the easements, as determined by appraisal by the City's Real Estate Services Division, is \$30,500; however due to the financial challenges faced by Grantee in constructing the Improvements and the future benefit of the Improvements to the general public, the City has agreed to grant the easements for \$0.00.

F. City Planning Commission, having the authority to approve the change in use of City-owned property, approved the easements at its meeting on September 4, 2020.

G. Execution of this instrument was authorized by Ordinance ____-2020, passed by Cincinnati City Council on _____, 2020.

NOW THEREFORE, the parties agree as follows:

1. **Grant of Easements.** The City does hereby grant to Grantee, on the terms and conditions set forth herein, permanent, appurtenant, non-exclusive easements over the Permanent Easement Areas and temporary, appurtenant, non-exclusive easements over the Temporary Easement Areas for the construction, use, maintenance and repair of the Improvements. The City acknowledges that Grantee intends to keep the trail open for use by the general public. The City reserves the right to enter upon the Easement Areas from time to time for any proper purpose, provided that, subject to the conditions set forth in section 6 (*Coordinated Report Conditions*) below, the City shall not do anything to alter or damage the Improvements or interfere with the use of the trail by the general public.

2. **Construction of Improvements.** The parties acknowledge that Grantee has engaged DOTE to design the Improvements. Once the City and Grantee have approved the final plans for the Improvements (the "**Final Plans**") and Grantee has obtained sufficient funding to construct the Improvements, Grantee shall commence and complete construction in accordance with the Final Plans and the ODNR Grant Agreement. Notwithstanding anything in this Grant of Easements to the contrary, if for any reason on-site construction of the Improvements has not commenced by **December 31, 2024**, this Grant of Easements shall automatically terminate. Upon such termination, either party may execute and record an affidavit to memorialize such termination in the Hamilton County, Ohio Records.

3. **Maintenance and Repair of Improvements.**

(A) **Maintenance and Repairs.** Upon completion of construction, Grantee, at no expense to the City, shall maintain the Improvements in a continuous state of good and safe condition and repair, and shall promptly repair any and all resulting damage to the City's Property caused thereby, including replacing damaged vegetation. Grantee shall not (i) make any alterations to the Improvements, (ii) interfere with any existing improvements or construct any new improvements within the Easement Areas, or (iii) remove any trees, bushes or other vegetation within or near the Improvements, without in each case the prior written consent of DOTE. Grantee shall notify DOTE in writing no less than ten (10) days prior to entering upon the Easement Areas to perform substantial maintenance and repair work, but shall not be required to provide notice of routine maintenance and repair work. In the event Grantee fails to maintain and repair the Improvements as required hereunder, or violates any of the restrictions contained herein, the City shall have the right to undertake such maintenance and repairs and to take any and all other necessary corrective actions, whereupon Grantee shall reimburse the City for its costs of doing so within thirty (30) days after receipt of an invoice from the City.

(B) **Costs; Compliance with Laws.** All costs associated with the construction, maintenance and repair of the Improvements, including restoration work to the affected portions of the City's Property, shall be borne by Grantee. All work undertaken by Grantee hereunder shall be in compliance with DOTE standards and all other applicable codes, laws and other governmental requirements.

4. **Insurance; Indemnification.** At all times during which Grantee is performing construction, maintenance and repair work on the Improvements, Grantee shall maintain a policy of Commercial General Liability insurance, with an insurance company reasonably acceptable to the City and naming the City as an additional insured, in an amount not less than \$1,000,000 per occurrence, combined single limit/\$1,000,000 aggregate, or in such greater amount and with such additional coverages as the Department or the City's Division of Risk Management may from time to time require, which provides coverage against property damage, personal injury and death resulting or arising from Grantee's activities

under this instrument. Grantee shall furnish to the City a certificate of insurance evidencing such insurance upon the City's request and, in any event, prior to undertaking any work within the Easement Areas. Grantee hereby waives all claims and rights of recovery against the City, and on behalf of Grantee's insurers, rights of subrogation, in connection with any injury or damage related to the Improvements.

5. Covenants Running with the Land; Termination. The provisions hereof shall run with the land and shall inure to the benefit of and be binding upon the City and Grantee and their respective successors and assigns. The foregoing notwithstanding, this Grant of Easements shall automatically terminate upon the complete removal of the Improvements, by demolition or otherwise, unless Grantee provides evidence to the City that it has secured sufficient funding to reconstruct the Improvements and commences on-site construction thereof within six (6) months after the date of removal of the original Improvements. Upon such termination, either party may execute and record an affidavit to memorialize such termination in the Hamilton County, Ohio Records. All of the foregoing notwithstanding, the temporary easements granted by this Grant of Easements shall automatically terminate upon the completion of the Improvements at which time, either party may execute and record an affidavit to memorialize such termination in the Hamilton County, Ohio Records.

6. Coordinated Report Conditions (CR #23-2020 (re-circ of CR #26-2018)).

- (a) MSD: There are existing sewers in the vicinity. Grantee shall assure that MSD access is maintained at all times for the operation and maintenance of MSD sewers. All project site and grading plans shall be reviewed by MSD. Grantee, through DOTE, shall obtain a MSD Excavation/Fill permit to protect the sewers during construction. Grantee shall be responsible for any and all damage to the sewers caused by Grantee's activities.
- (b) GCWW: There are existing 12" water mains, service branches, and public fire hydrants in the vicinity. Grantee shall be solely responsible for any and all damage to the water mains, service branches, and/or public fire hydrants caused by Grantee's activities.
- (d) Duke Energy: There are existing underground gas and electric facilities in the vicinity. Grantee shall assure access at all times.
- (e) Cincinnati Bell: There are existing underground telephone facilities in this area that must remain in place, in service, and be able to be accessed. Any damage done to the facilities, or any work done to relocate the facilities as a result of the request, will be handled entirely at the Grantee's expense.

7. Exhibits. The following exhibits are attached hereto and made a part hereof:

- Exhibit A – *Survey - Easement Areas*
- Exhibit B – *Legal Description – Permanent Easement Areas*
- Exhibit C – *Legal Description – Temporary Easement Areas*

[SIGNATURE PAGE FOLLOWS]

This Grant of Easements is executed on the date of acknowledgement indicated below.

CITY OF CINCINNATI

By: _____
Paula Boggs Muething,
Interim City Manager

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 by Paula Boggs Muething, Interim City Manager of the City of Cincinnati, an Ohio municipal corporation, on behalf of the municipal corporation. This is an acknowledgment. No oath or affirmation was administered to the signer with regard to the notarial act.

Notary Public
My commission expires: _____

Recommended by:

John Brazina
Director, Department of Transportation and Engineering

Approved as to Form:

Assistant City Solicitor

ACKNOWLEDGED AND ACCEPTED BY:

GREAT PARKS OF HAMILTON COUNTY

By: _____
Todd Palmeto, Chief Executive Officer

This instrument prepared by:
City of Cincinnati Law Department
801 Plum Street, #214
Cincinnati, OH 45202

EXHIBIT B
to Grant of Easements

LEGAL DESCRIPTION – PERMANENT EASEMENT AREAS

LEGAL DESCRIPTION BIKEWAY EASEMENT EAST SIDE OF RIVER

ADDITIONAL AREAS

4-16-2020

Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being 3 Bikeway Easement Areas adjacent to an Existing Bikeway Easement as recorded in Official Record 13709, Page 975 and located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031, lying on the east side of the Little Miami River and on the north and south sides of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement areas being more particularly described as follows:

AREA 1 – 0.085 ACRES

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to said City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

North 53° 52' 03" East, 22.84 feet to a point; thence
South 32° 29' 59" East, 194.51 feet to a point; thence
South 49° 15' 32" West, 21.83 feet to a point; thence
South 27° 44' 08" East, 16.65 feet to a point; thence
South 21° 44' 52" East, 241.28 feet to a point; thence
South 42° 17' 42" East, 31.71 feet to a point; thence
South 86° 28' 25" East, 31.68 feet to a point; thence
North 71° 58' 33" East, 18.51 feet to a point; thence
North 20° 34' 43" East, 103.41 feet to a point; thence

In a curve to the left having a radius of 86.00 feet, a delta angle of 41° 04' 43" and an arc length of 61.66 feet subtended by a chord which bears North 00° 02' 21" East, 60.35 feet to a point; thence

North 20° 30' 00" West, 50.29 feet to a point; thence

North 52° 27' 51" West, 28.83 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.085 acre Bikeway Easement Additional Area herein described; thence the following 7 courses:

1. North 41° 07' 07" West, 71.49 feet to a point; thence
2. North 08° 04' 18" West, 40.74 feet to a point; thence
3. North 09° 16' 39" East, 75.44 feet to a point in a line common to a parcel conveyed to Great Parks of Hamilton County by deed recorded in Official Record 12949, Page 1184; thence
4. In said line common to Great Parks of Hamilton County, South 67° 33' 17" East, 16.02 feet to a point; thence
5. Leaving said line common to Great Parks of Hamilton County, South 16° 14' 11" West, 30.80 feet to a point; thence
6. South 22° 45' 53" East, 33.23 feet to a point; thence
7. South 11° 52' 42" East, 104.55 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.085 acre Bikeway Easement Additional Area herein described

Containing 3,702 Sq. Ft. or 0.085 acres.

AREA 2 – 0.070 ACRES

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to said City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

North 53° 52' 03" East, 22.84 feet to a point; thence
South 32° 29' 59" East, 194.51 feet to a point; thence
South 49° 15' 32" West, 21.83 feet to a point; thence
South 27° 44' 08" East, 16.65 feet to a point; thence
South 21° 44' 52" East, 241.28 feet to a point; thence
South 42° 17' 42" East, 31.71 feet to a point; thence
South 86° 28' 25" East, 31.68 feet to a point; thence
North 71° 58' 33" East, 18.51 feet to a point; thence
North 20° 34' 43" East, 103.41 feet to a point; thence
In a curve to the left having a radius of 86.00 feet, a delta angle of 41° 04' 43" and an arc length of 61.66 feet subtended
by a chord which bears North 00° 02' 21" East, 60.35 feet to a point; thence
North 20° 30' 00" West, 50.29 feet to a point; thence
North 52° 27' 51" West, 28.83 feet to a point; thence North 41° 07' 07" West, 71.49 feet to a point; thence
North 08° 04' 18" West, 40.74 feet to a point; thence
North 09° 16' 39" East, 75.44 feet to a point in a line common to a parcel conveyed to Great Parks of Hamilton County by
deed recorded in Official Record 12949, Page 1184; thence
In said line common to Great Parks of Hamilton County, South 67° 33' 17" East, 62.26 feet to a point; thence
Continuing in said line common to Great Parks of Hamilton County, North 56° 44' 03" East, 28.64 feet to a point; thence
Leaving said line common to Great Parks of Hamilton County, South 21° 15' 19" East, 18.14 feet to a point; thence
South 07° 45' 00" East, 28.65 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.070 acre Bikeway Easement
Additional Area herein described; thence the following 7 courses:

1. South 34° 00' 14" East, 40.07 feet to a point; thence
2. South 29° 01' 37" East, 29.36 feet to a point; thence
3. South 59° 31' 29" East, 43.82 feet to a point; thence
4. South 55° 35' 57" West, 69.15 feet to a point; thence
5. North 06° 20' 31" West, 34.50 feet to a point; thence
6. North 09° 37' 26" West, 56.41 feet to a point; thence
7. North 07° 45' 00" West, 30.56 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.070 acre
Bikeway Easement Additional Area herein described

Containing 3,074 Sq. Ft. or 0.070 acres.

AREA 3 – 0.061 ACRES

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner
common to said City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami
River; thence

North 53° 52' 03" East, 22.84 feet to a point; thence
South 32° 29' 59" East, 194.51 feet to a point; thence
South 49° 15' 32" West, 21.83 feet to a point; thence

South 27° 44' 08" East, 16.65 feet to a point; thence
South 21° 44' 52" East, 241.28 feet to a point; thence
South 42° 17' 42" East, 31.71 feet to a point; thence
South 86° 28' 25" East, 31.68 feet to a point; thence
North 71° 58' 33" East, 18.51 feet to a point; thence
North 20° 34' 43" East, 103.41 feet to a point; thence
In a curve to the left having a radius of 86.00 feet, a delta angle of 41° 04' 43" and an arc length of 61.66 feet subtended
by a chord which bears North 00° 02' 21" East, 60.35 feet to a point; thence
North 20° 30' 00" West, 50.29 feet to a point; thence

North 52° 27' 51" West, 28.83 feet to a point; thence
North 41° 07' 07" West, 71.49 feet to a point; thence
North 08° 04' 18" West, 40.74 feet to a point; thence
North 09° 16' 39" East, 75.44 feet to a point in a line common to a parcel conveyed to Great Parks of Hamilton County by
deed recorded in Official Record 12949, Page 1184; thence
In said line common to Great Parks of Hamilton County, South 67° 33' 17" East, 62.26 feet to a point; thence
Continuing in said line common to Great Parks of Hamilton County, North 56° 44' 03" East, 28.64 feet to a point; thence
Leaving said line common to Great Parks of Hamilton County, South 21° 15' 19" East, 18.14 feet to a point; thence
South 07° 45' 00" East, 28.62 feet to a point; thence
South 34° 00' 14" East, 40.07 feet to a point; thence
South 29° 01' 37" East, 29.36 feet to a point; thence
South 59° 31' 29" East, 43.82 feet to a point; thence
South 34° 24' 03" East, 8.00 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.061 acre Bikeway Easement
Additional Area herein described; thence the following 6 courses:

1. South 25° 41' 32" West, 35.32 feet to a point; thence
2. South 21° 58' 31" West, 51.76 feet to a point; thence
3. South 24° 29' 23" West, 59.31 feet to a point; thence
4. North 02° 27' 06" East, 58.19 feet to a point; thence
5. North 06° 20' 31" West, 34.39 feet to a point; thence
6. North 55° 35' 57" East, 73.42 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.061 acre Bikeway
Easement Additional Area herein described.

Containing 2,656 Sq. Ft. or 0.061 acres.



LEGAL DESCRIPTION

SUBSURFACE ANCHOR EASEMENT

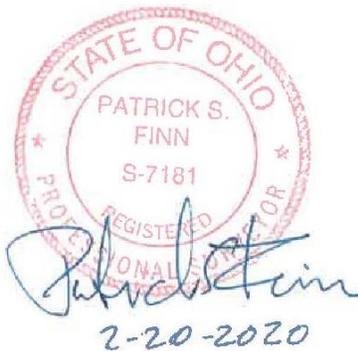
Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being a 0.1302 acre Subsurface Anchor Easement located partly within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031 and partly within a 12.761 acre parcel conveyed to the City of Cincinnati (Auditors Parcel No. 004-0008-0001), lying on the east side of the Little Miami River at Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to said City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River in the beginning point of a Permanent Bikeway Easement; thence

In the line of said Permanent Bikeway Easement, North 53° 52' 03" East, 22.84 feet to a point; thence Continuing in said Permanent Bikeway Easement line, South 32° 29' 59" East, 194.51 feet to a point; thence Continuing in said Permanent Bikeway Easement line, South 49° 15' 32" West, 21.83 feet to a point; thence Continuing in said Permanent Bikeway Easement line, South 27° 44' 08" East, 16.65 feet to a point; thence Continuing in said Permanent Bikeway Easement line, South 21° 44' 52" East, 241.28 feet to a point; thence Continuing in said Permanent Bikeway Easement line, South 42° 17' 42" East, 31.71 feet to a point; thence Continuing in said Permanent Bikeway Easement line, South 86° 28' 25" East, 31.68 feet to a point; thence Continuing in said Permanent Bikeway Easement line, North 71° 58' 33" East, 18.51 feet to a point; thence Continuing in said Permanent Bikeway Easement line, North 20° 34' 43" East, 2.07 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.1302 acre Subsurface Anchor Easement herein described; thence the following 8 courses:

1. Leaving said Permanent Bikeway Easement line, North 69° 25' 17" West, 35.00 feet to a point; thence
2. North 20° 34' 43" East, 101.34 feet to a point; thence
3. North 07° 36' 41" East, 22.89 feet to a point; thence
4. North 05° 21' 20" West, 30.84 feet to a point; thence
5. North 84° 38' 40" East, 29.75 feet to a point in said Permanent Bikeway Easement line; thence
6. In said Permanent Bikeway Easement line, South 20° 30' 00" East, 8.67 feet to a point; thence
7. Continuing in said Permanent Bikeway Easement line in a curve to the right having a radius of 86.00 feet, a delta angle of 41° 04' 43" and an arc length of 61.66 feet subtended by a chord which bears South 00° 02' 21" West, 60.35 feet to a point; thence
8. Continuing in said Permanent Bikeway Easement line, South 20° 34' 43" West, 101.34 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.1302 acre Subsurface Anchor Easement herein described

Containing 5,675 Sq. Ft. or 0.1302 acres.



A circular red seal for Patrick S. Finn, a Professional Engineer in the State of Ohio. The seal contains the text "STATE OF OHIO", "PATRICK S. FINN", "S-7181", and "REGISTERED PROFESSIONAL ENGINEER". Below the seal is a blue ink signature of Patrick S. Finn and the date "2-20-2020".

EXHIBIT C
to Grant of Easements
LEGAL DESCRIPTION – TEMPORARY EASEMENT AREAS

**LEGAL DESCRIPTION TEMPORARY EASEMENT WEST SIDE OF RIVER
0.598 ACRES**

Situate in Section 13, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being a 0.598 acre Temporary Easement located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 015-0003-0029) by deed recorded in Official Record 11774, Page 1693, lying on the west side of the Little Miami River and on the south side of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in an angle point in the easterly line of said City of Cincinnati parcel being +/- 100 feet south of the Beechmont Avenue Bridge over the Little Miami River and being the **TRUE POINT OF BEGINNING** of the 0.598 acre Temporary Easement herein described; thence the following 25 courses:

1. In said easterly line, North 85° 53' 31" West, 83.34 feet to a point; thence
2. Continuing in said easterly line, South 45° 03' 31" East, 85.89 feet to a point; thence
3. North 80° 24' 01" West, 90.16 feet to a point; thence
4. South 84° 27' 34" West, 35.83 feet to a point; thence
5. South 63° 47' 13" West, 34.59 feet to a point; thence
6. South 56° 25' 24" West, 409.75 feet to a point; thence
7. North 49° 27' 01" East, 158.52 feet to a point; thence
8. North 44° 19' 13" East, 41.62 feet to a point; thence
9. North 49° 02' 40" East, 40.35 feet to a point; thence
10. North 89° 09' 02" East, 20.86 feet to a point; thence
11. North 58° 35' 50" East, 44.31 feet to a point; thence
12. North 44° 30' 38" East, 48.10 feet to a point; thence
13. North 42° 45' 12" East, 54.04 feet to a point; thence
14. North 27° 33' 47" East, 53.43 feet to a point; thence
15. North 43° 11' 52" East, 49.55 feet to a point; thence
16. North 58° 32' 05" East, 51.07 feet to a point; thence
17. North 40° 49' 32" East, 44.04 feet to a point; thence
18. South 18° 53' 46" East, 81.86 feet to a point; thence
19. South 23° 38' 45" West, 14.84 feet to a point; thence

20. South 66° 21' 15" East, 12.00 feet to a point; thence
21. North 23° 38' 45" East, 14.21 feet to a point; thence
22. South 79° 57' 28" East, 20.95 feet to a point; thence
23. South 15° 01' 05" East, 17.57 feet to a point; thence
24. North 61° 21' 23" East, 77.22 feet to a point; thence
25. South 46° 19' 29" West, 7049 feet to the **TRUE POINT OF BEGINNING** of the 0.598 acre Temporary Easement herein described.

Containing 26,060 Sq. Ft. or 0.598 acres

**LEGAL DESCRIPTION TEMPORARY EASEMENT WEST SIDE OF RIVER
0.201 ACRES**

Situate in Section 13, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being a 0.201 acre Temporary Easement located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 015-0003-0029) by deed recorded in Official Record 11774, Page 1693, lying on the west side of the Little Miami River and on the south side of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in an angle point in the easterly line of said City of Cincinnati parcel being +/- 100 feet south of the Beechmont Avenue Bridge over the Little Miami River; thence North 46° 19' 29" East, 70.49 feet to a point; thence South 61° 21' 23" West, 77.22 feet to a point; thence North 15° 01' 05" West, 17.57 feet to a point; thence North 79° 57' 28" West, 20.95 feet to a point; thence South 23° 38' 45" West, 14.21 feet to a point; thence North 66° 21' 15" West, 12.00 feet to a point; thence North 23° 38' 45" East, 14.84 feet to a point; thence North 18° 53' 46" West, 81.86 feet to a point; thence South 40° 49' 32" West, 44.04 feet to a point; thence South 58° 32' 05" West, 51.07 feet to a point; thence South 43° 11' 52" West, 49.55 feet to a point; thence South 27° 33' 47" West, 53.43 feet to a point; thence South 42° 45' 12" West, 54.04 feet to a point; thence South 44° 30' 38" West, 48.10 feet to a point; thence South 58° 35' 50" West, 44.31 feet to a point; thence South 89° 09' 02" West, 20.86 feet to a point; thence South 49° 02' 40" West, 40.35 feet to a point; thence South 44° 19' 13" West, 41.62 feet to a point; thence South 49° 27' 01" West, 158.52 feet to a point; thence North 40° 53' 38" West, 30.00 feet to a point; thence North 49° 09' 56" East, 96.73 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.201 acre Temporary Easement herein described; thence the following 11 courses:

1. In a curve to the right having a radius of 53.88 feet, a delta angle of 135° 21' 32" and an arc length of 127.29 feet subtended by a chord which bears North 19° 30' 44" East, 99.68 feet to a point; thence
 2. North 87° 11' 30" East, 68.77 feet to a point; thence
 3. North 47° 29' 25" East, 359.35 feet to a point; thence
 4. South 37° 10' 53" West, 17.98 feet to a point; thence
 5. South 47° 09' 22" West, 29.91 feet to a point; thence
 6. South 43° 56' 28" West, 50.59 feet to a point; thence
 7. South 48° 48' 38" West, 50.03 feet to a point; thence
 8. South 42° 24' 02" West, 50.07 feet to a point; thence
-
9. South 47° 22' 36" West, 149.19 feet to a point; thence
 10. South 52° 21' 59" West, 50.08 feet to a point; thence
 11. South 49° 09' 56" West, 103.27 feet to the **TRUE POINT OF BEGINNING** of the 0.201 acre Temporary Easement herein described.

Containing 8,767 Sq. Ft. or 0.201 acres

**LEGAL DESCRIPTION TEMPORARY EASEMENT WEST SIDE OF RIVER
0.025 ACRES**

Situate in Section 13, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being a 0.025 acre Temporary Easement located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 015-0003-0029) by deed recorded in Official Record 11774, Page 1693, lying on the west side of the Little Miami River and on the south side of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in an angle point in the easterly line of said City of Cincinnati parcel being +/- 100 feet south of the Beechmont Avenue Bridge over the Little Miami River; thence
In said easterly line, North 46° 19' 29" East, 96.10 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.025 acre Temporary Easement herein described; thence the following 4 courses:

1. North 32° 39' 42" West, 112.92 feet to a point; thence
2. North 54° 48' 42" East, 9.83 feet to a point; thence
3. South 32° 39' 42" East, 111.44 feet to a point; thence
4. South 46° 19' 29" West, 10.00 feet to the **TRUE POINT OF BEGINNING** of the 0.025 acre Temporary Easement herein described.

Containing 1,101 Sq. Ft. or 0.025 acres

**LEGAL DESCRIPTION TEMPORARY EASEMENT EAST SIDE OF RIVER
1.400 ACRES – revised 7-18-2020**

Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being a 1.400 acre Temporary Easement located partly within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031 and partly within a 12.761 acre parcel conveyed to the City of Cincinnati (Auditors Parcel No. 004-0008-0001), lying on the east side of the Little Miami River and on the south and north sides of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to said City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

South 48° 23' 51" West, 66.31 feet to a point being the **TRUE POINT OF BEGINNING** of the 1.400 acre Temporary Easement herein described; thence the following 25 courses:

1. South 09° 12' 37" East, 85.13 feet to a point; thence
2. South 43° 11' 23" East, 40.39 feet to a point; thence
3. South 08° 03' 18" East, 50.23 feet to a point; thence
4. South 19° 27' 31" East, 100.55 feet to a point; thence
5. South 17° 26' 37" East, 50.12 feet to a point; thence
6. South 25° 20' 48" East, 113.90 feet to a point; thence
7. South 43° 55' 05" East, 38.26 feet to a point; thence
8. South 46° 04' 55" West, 10.75 feet to a point; thence
9. South 43° 55' 05" East, 12.00 feet to a point; thence
10. North 46° 04' 55" East, 11.37 feet to a point; thence
11. South 49° 49' 31" East, 36.78 feet to a point; thence
12. North 87° 37' 03" East, 43.30 feet to a point; thence
13. North 76° 24' 10" East, 37.68 feet to a point; thence
14. North 44° 44' 53" East, 66.29 feet to a point; thence
15. North 23° 47' 47" East, 54.23 feet to a point; thence
16. North 18° 51' 46" East, 102.74 feet to a point; thence
17. North 24° 29' 23" East, 59.31 feet to a point; thence
18. North 21° 58' 31" East, 51.76 feet to a point; thence
19. North 25° 41' 32" East, 35.32 feet to a point; thence
20. South 20° 34' 43" West, 313.82 feet to a point; thence
21. South 20° 38' 46" West, 119.63 feet to a point; thence
22. South 85° 18' 40" West, 194.80 feet to a point; thence
23. North 14° 17' 57" West, 254.74 feet to a point; thence
24. North 39° 07' 15" West, 254.89 feet to a point; thence
25. North 48° 23' 51" East, 161.09 to a point being the **TRUE POINT OF BEGINNING** of the 1.400 acre Temporary Easement herein described

**LEGAL DESCRIPTION TEMPORARY EASEMENT EAST SIDE OF RIVER
0.031 ACRES**

Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being a 0.031 acre Temporary Easement located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031, lying on the east side of the Little Miami River and on the south and north sides of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning In the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to a 12.761 acre parcel conveyed City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

North 53° 52' 03" East, 22.84 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.031 acre Temporary Easement herein described; thence the following 6 courses:

1. North 53° 52' 03" East, 33.16 feet to a point; thence
2. South 33° 00' 27" East, 18.52 feet to a point; thence
3. South 60° 04' 33" West, 28.62 feet to a point; thence
4. South 33° 00' 39" East, 137.09 feet to a point; thence
5. South 52° 25' 27" East, 27.93 feet to a point; thence
6. North 32° 29' 59" West, 179.53 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.031 acre Temporary Easement herein described

Containing 1,358 Sq. Ft. or 0.031 acres.

**LEGAL DESCRIPTION TEMPORARY EASEMENT EAST SIDE OF RIVER
0.185 ACRES**

Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being a 0.185 acre Temporary Easement located partly within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031 and partly within a 12.761 acre parcel conveyed to the City of Cincinnati (Auditors Parcel No. 004-0008-0001), lying on the east side of the Little Miami River and on the south side of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to a 12.761 acre parcel conveyed City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

North 53° 52' 03" East, 22.84 feet to a point; thence

South 32° 29' 59" East, 194.51 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.185 acre Temporary Easement herein described; thence the following 9 courses:

1. South 24° 44' 26" East, 284.65 feet to a point; thence
2. South 69° 25' 17" East, 35.00 feet to a point; thence
3. South 20° 34' 43" West, 2.07 feet to a point; thence
4. South 71° 58' 33" West, 18.51 feet to a point; thence
5. North 86° 28' 25" West, 31.68 feet to a point; thence
6. North 42° 17' 42" West, 31.71 feet to a point; thence
7. North 21° 44' 52" West, 241.28 feet to a point; thence
8. North 27° 44' 08" West, 16.65 feet to a point; thence
9. North 49° 15' 32" East, 21.83 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.185 acre Temporary Easement herein described.

Containing 8,048 Sq. Ft. or 0.185 acres.

**LEGAL DESCRIPTION TEMPORARY EASEMENT EAST SIDE OF RIVER
0.028 ACRES**

Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being a 0.028 acre Temporary Easement located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031, lying on the east side of the Little Miami River and on the north side of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to a 12.761 acre parcel conveyed City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

North 53° 52' 03" East, 22.84 feet to a point; thence
South 32° 29' 59" East, 194.51 feet to a point; thence
South 49° 15' 32" West, 21.83 feet to a point; thence
South 27° 44' 08" East, 16.65 feet to a point; thence
South 21° 44' 52" East, 241.28 feet to a point; thence
South 42° 17' 42" East, 31.71 feet to a point; thence
South 86° 28' 25" East, 31.68 feet to a point; thence
North 71° 58' 33" East, 18.51 feet to a point; thence
North 20° 34' 43" East, 103.41 feet to a point; thence

In a curve to the left having a radius of 86.00 feet, a delta angle of 41° 04' 43" and an arc length of 61.66 feet subtended by a chord which bears North 00° 02' 21" East, 60.35 feet to a point; thence

North 20° 30' 00" West, 8.67 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.028 acre Temporary Easement herein described; thence the following 4 courses:

1. South 84° 38' 40" West, 29.75 feet to a point; thence
2. North 07° 18' 34" West, 59.83 feet to a point; thence
3. South 52° 27' 51" East, 28.83 feet to a point; thence
4. South 20° 30' 00" East, 41.62 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.028 acre Temporary Easement herein described.

Containing 1,203 Sq. Ft. or 0.028 acres.

**LEGAL DESCRIPTION TEMPORARY EASEMENT EAST SIDE OF RIVER
0.034 ACRES**

Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being a 0.034 acre Temporary Easement located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031, lying on the east side of the Little Miami River and on the north side of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to a 12.761 acre parcel conveyed City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

North 53° 52' 03" East, 22.84 feet to a point; thence
South 32° 29' 59" East, 194.51 feet to a point; thence
South 49° 15' 32" West, 21.83 feet to a point; thence
South 27° 44' 08" East, 16.65 feet to a point; thence
South 21° 44' 52" East, 241.28 feet to a point; thence
South 42° 17' 42" East, 31.71 feet to a point; thence
South 86° 28' 25" East, 31.68 feet to a point; thence
North 71° 58' 33" East, 18.51 feet to a point; thence
North 20° 34' 43" East, 103.41 feet to a point; thence

In a curve to the left having a radius of 86.00 feet, a delta angle of 41° 04' 43" and an arc length of 61.66 feet subtended by a chord which bears North 00° 02' 21" East, 60.35 feet to a point; thence

North 20° 30' 00" West, 50.29 feet to a point; thence

North 52° 27' 51" West, 28.83 feet to a point; thence

North 41° 07' 07" West, 71.49 feet to a point; thence

North 08° 04' 18" West, 7.63 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.034 acre Temporary Easement herein described; thence the following 5 courses:

1. North 80° 36' 25" West, 30.80 feet to a point; thence
2. North 09° 23' 35" East, 64.02 feet to a point; thence
3. South 80° 36' 25" East, 20.81 feet to a point; thence
4. South 09° 16' 39" West, 32.43 feet to a point; thence
5. South 08° 04' 18" East, 38.11 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.034 acre Temporary Easement herein described.

Containing 1,492 Sq. Ft. or 0.034 acres.

**LEGAL DESCRIPTION TEMPORARY EASEMENT EAST SIDE OF RIVER
0.036 ACRES**

Situate in Military Survey No. 2204, Anderson Township and the City of Cincinnati, Hamilton County, Ohio and being a 0.036 acre Temporary Easement located within a parcel conveyed to the City of Cincinnati (Auditors Parcel No. 500-0430-0138) by deed recorded in Official Record 12924, Page 2031, lying on the east side of the Little Miami River and on the north side of Beechmont Avenue (State Route 125), all references to documents being to the Recorder's Office, Hamilton County, Ohio. Said easement being more particularly described as follows:

Beginning in the southwesterly corner of said City of Cincinnati (Auditors Parcel No. 500-0430-0138) being a corner common to a 12.761 acre parcel conveyed City of Cincinnati (Auditors Parcel No. 004-0008-0001) and being on the east bank of said Little Miami River; thence

North 53° 52' 03" East, 22.84 feet to a point; thence

South 32° 29' 59" East, 194.51 feet to a point; thence

South 49° 15' 32" West, 21.83 feet to a point; thence

South 27° 44' 08" East, 16.65 feet to a point; thence

South 21° 44' 52" East, 241.28 feet to a point; thence

South 42° 17' 42" East, 31.71 feet to a point; thence

South 86° 28' 25" East, 31.68 feet to a point; thence

North 71° 58' 33" East, 18.51 feet to a point; thence

North 20° 34' 43" East, 103.41 feet to a point; thence

In a curve to the left having a radius of 86.00 feet, a delta angle of 41° 04' 43" and an arc length of 61.66 feet subtended by a chord which bears North 00° 02' 21" East, 60.35 feet to a point; thence

North 20° 30' 00" West, 50.29 feet to a point; thence

North 52° 27' 51" West, 28.83 feet to a point; thence

North 41° 07' 07" West, 71.49 feet to a point; thence

North 08° 04' 18" West, 40.74 feet to a point; thence

North 09° 16' 39" East, 75.44 feet to a point; thence

South 67° 33' 17" East, 62.26 feet to a point; thence

North 56° 44' 03" East, 28.64 feet to a point; thence

South 21° 15' 19" East, 18.14 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.036 acre Temporary Easement herein described; thence the following 5 courses:

1. South 35° 34' 01" East, 134.58 feet to a point; thence
2. North 59° 31' 29" West, 43.82 feet to a point; thence
3. North 29° 01' 379" West, 29.36 feet to a point; thence
4. North 34° 00' 149" West, 40.17 feet to a point; thence
5. North 07° 45' 00" West, 28.62 feet to a point being the **TRUE POINT OF BEGINNING** of the 0.036 acre Temporary Easement herein described.

Containing 1,552 Sq. Ft. or 0.036 acres.