
[SPACE ABOVE FOR RECORDER'S OFFICE]

Property: North of Renslar Ave between Kellogg Ave
and Linneman St; Haney St; & Reservoir

GRANT OF EASEMENT

In consideration of the sum of \$145,217 and other good and valuable consideration, the receipt of which is hereby acknowledged, the **CITY OF CINCINNATI**, an Ohio municipal corporation, with an address of 801 Plum Street, Cincinnati, OH 45202 ("**Grantor**"), hereby grants and conveys to **DUKE ENERGY OHIO, INC.**, an Ohio corporation, with a mailing address of 139 East Fourth Street, Cincinnati, OH 45202, its successors and assigns ("**Grantee**"), perpetual, non-exclusive easements to construct, operate, use, patrol, maintain, repair, and remove an underground pipe line for the underground transportation of gas, including but not limited to, all equipment such as underground ducts, conduits, wires, cables, manholes, pipes, grounding systems, above-ground pipeline markers, and all other appurtenances, fixtures, and equipment necessary for the underground transportation of gas (the "**Facilities**"), across portions of certain real property more particularly depicted and described on Exhibit A (*Survey Plats*) attached hereto and incorporated herein by reference (the "**Easements**" or the "**Easement Areas**", as applicable). Grantee shall not enlarge, add-to, or expand the Facilities within the Easement Areas without the prior written consent of Greater Cincinnati Water Works ("**GCWW**"), as more particularly detailed in that certain *Letter Agreement* by and between the parties that is hereby incorporated herein by reference and shall be a part hereof. The parties acknowledge and agree that the contents of the *Letter Agreement*, including the attachments thereto constitute infrastructure records that are exempt from release or disclosure pursuant to Ohio Revised Code Section 149.433. The tracts of real property burdened by the Easement Areas are more particularly described on Exhibit B (*Legal Description—the Property*) attached hereto and incorporated herein by reference (the "**Property**"). Notwithstanding the foregoing, the rights herein granted to Grantee are subject and subordinate to the rights of the public utilities owned, operated, or managed by Grantor, namely, GCWW and the Metropolitan Sewer District of Greater Cincinnati ("**MSD**"). Grantee shall ensure that Grantor's public utility lines and facilities are not damaged or otherwise disturbed by Grantee's exercise of the rights herein granted and that Grantor's access to existing and prospective public utility facilities is not denied or unreasonably impaired. Grantee hereby agrees that it shall perform or shall cause the performance of all excavation and backfill work within the Easement Areas in accordance with GCWW specifications.

Grantor hereby grants and conveys to Grantee, its successors, and assigns temporary construction easements on, over, under, and across those portions of the Property more particularly described and depicted on Exhibit A, including the right to access and re-access the temporary construction easements for uses associated with the initial establishment, construction, and installation of the Facilities (the "**Temporary Construction Easements**" or "**Temporary Construction Easement Areas**", as applicable). The Temporary Construction Easements shall terminate automatically at such time that Grantee completes construction and installation of the Facilities and has completed all necessary work to restore or repair any and all physical damage to the surface or subsurface areas of the Temporary Construction Easement Areas caused by Grantee, its employees, agents, contractors, or subcontractors in connection with the establishment, construction, and installation of the Facilities.

The City Manager, in consultation with GCWW, has determined that (i) the Easements and Temporary Construction Easements will not have an adverse effect on the City's retained interest in the Property; (ii) the Easements and Temporary Construction Easements will not unreasonably interfere with the City's use of the property for municipal purposes; and (iii) granting the Easements and Temporary Construction Easements without competitive bidding is in the best interest of the City because, as a practical matter, no one other than Grantee, a public utility regulated by the Public Utility Commission of Ohio, would have any use for the Easements and Temporary Construction Easements.

The City's Real Estate Services Division has determined that the fair market value of the Easements and Temporary Construction Easements, as determined by professional appraisal, is \$145,217, which has been deposited with the Real Estate Services Division.

Cincinnati City Planning Commission, having the authority to approve the change in the use of City-owned property, approved the Easements and Temporary Construction Easements at its meeting on October 20, 2023.

Cincinnati City Council authorized this *Grant of Easement* by Ordinance No. [____], passed on [____].

The respective rights and duties of Grantor and Grantee under this Grant of Easement are as follows:

1. Access. Grantee shall have the right of ingress and egress over the Easement Areas and the Property using existing lanes, driveways, and adjoining public roads where practical as determined by Grantee; provided, however, Grantee shall coordinate with Grantor with respect to its entry and activities upon the Property. Grantor shall have the right to observe all work conducted at the Property.
2. Clearing of Vegetation. Grantee shall have the right to cut down, clear, trim, remove, and otherwise control any trees, shrubs, overhanging branches, and other vegetation (collectively, "**Vegetation**") within the Easement Areas. Grantee shall also have the right to cut down, clear, trim, remove and otherwise control any Vegetation adjacent to the Easement Areas but only to the extent such Vegetation may endanger the safe or reliable operation of the Facilities as reasonably determined by Grantee. Following Grantee's removal of Vegetation, Grantee shall restore the surface of the Easement Areas and the Property, as the case may be, to a safe and sightly condition. By way of example and not limitation, if Grantee cuts down trees, Grantee shall either completely remove the tree stumps or cut them off level to the ground, and if Grantee damages grassy areas, Grantee shall either re-sod or re-seed the damaged area.
3. Environmental Condition. To the best of Grantor's actual knowledge, without having performed any independent inquiry, investigation, or environmental assessment, the Easement Areas do not contain any hazardous or toxic materials or other environmental contamination.
4. No Obstructions. Grantor shall only place or permit the placement of structures within the Easement Areas that may interfere with Grantee's exercise of its rights hereunder with the prior written consent of Grantee. Grantee shall have the right to remove any and all such unauthorized obstructions and, notwithstanding the provisions of paragraph 7 (Repair of Damage) below, Grantee shall not be required to repair any damage to the surface of the Easement Areas or the Property resulting therefrom. Notwithstanding the foregoing, nothing herein shall be construed to limit or otherwise control Grantor's right to construct, install, operate, maintain, replace, relocate, add to, modify, remove, or abandon public

utility infrastructure and associated equipment, appurtenances, or improvements within the Easement Areas.

5. Storing of Dirt. Grantee shall have the right to pile dirt and other material temporarily and to operate equipment upon the surface of the Easement Areas and also on the land immediately adjacent to the Easement Areas not to exceed fifteen (15) feet in width on either side of the Easement Areas, but only during those times when Grantee is constructing, maintaining, repairing, or removing the Facilities.
6. Repair of Damage. Grantee, at its expense, shall promptly repair any and all physical damage to the surface area of the Easement Areas and the Property, including without limitation piping, driveways, signs, and landscaping related to or arising from Grantee's exercise of its rights hereunder, including without limitation damage caused by Grantee's employees, agents, contractors, and subcontractors. In making such repairs, Grantee shall restore the affected area to a safe and sightly condition and otherwise to a condition that is reasonably close to the condition that the affected area was in immediately prior to the damage. If Grantee does not, in the opinion of Grantor, satisfactorily repair any such damage, Grantor may, within ninety (90) days of discovering such damage, file a claim for such damage with Grantee (a) at 139 East Fourth Street, Cincinnati, OH 45202, Attn: Land Services, or (b) by contacting an authorized Right of Way Services representative of Grantee. Grantee shall not be expected to respond to claims filed thereafter.
7. Grantor's Reserved Rights. Grantor shall have the right to use the Easement Areas in any manner that is not inconsistent with the rights granted herein to Grantee. Grantor's and Grantee's use of the Easement Areas shall comply with all applicable laws and codes.
8. Authority to Grant Easements. Grantor represents that it has the necessary authority and title to the Property to grant the Easements to Grantee.
9. Easements to Run with the Land. The provisions hereof shall be deemed to "run with the land" and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. Upon any transfer of the fee simple interest in the Property, the transferor of such interest shall be relieved of all liability and obligations hereunder thereafter accruing, and the transferee shall be deemed to have assumed all such liability and obligations. The rights herein granted to Grantee are subject to any and all existing easements, restrictions, and other matters of record affecting the Property.
10. Exhibits. The following exhibits are attached hereto and incorporated herein by reference.

Exhibit A – *Survey Plats*

Exhibit B – *Legal Description—the Property*

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Grantor has caused this Grant of Easement to be signed by its duly authorized representative(s), effective the _____ day of _____, 2023.

CITY OF CINCINNATI,
an Ohio municipal corporation

By: _____

Printed Name: _____

Title: _____

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by _____, the _____ of the City of Cincinnati, an Ohio municipal corporation, on behalf of the municipal corporation.

Notary Public
My commission expires: _____

Approved By:

Andrea Yang, Interim Director
Greater Cincinnati Water Works

Approved as to Form:

Assistant City Solicitor

[ORSANCO SIGNATURE PAGE FOLLOWS]

APPROVED AND CONSENTED TO BY:

OHIO RIVER VALLEY WATER SANITATION COMMISSION,
an interstate agency created and existing by interstate compact

By: _____

Printed name: _____

Title: _____

Date: _____, 2023

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by _____, the _____ of **OHIO RIVER VALLEY WATER SANITATION COMMISSION**, an interstate agency, on behalf of the agency.

Notary Public
My commission expires: _____

[GRANTEE SIGNATURE PAGE FOLLOWS]

ACKNOWLEDGED AND ACCEPTED BY:
DUKE ENERGY OHIO, INC.,
an Ohio corporation

By: _____

Printed name: _____

Title: _____

Date: _____, 2023

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023 by _____, the _____ of **Duke Energy Ohio, Inc.**, an Ohio corporation, on behalf of the corporation.

Notary Public
My commission expires: _____

This instrument prepared by:

City of Cincinnati Law Department
801 Plum Street
Cincinnati, OH 45202

For Grantee's Internal Use:
Line Name/No: _____
R/W Tract No: _____
Job Control# _____
LU# _____
Prep/Chk: RB/ Exec/Rec: _____
Dwg/Fac Ref.: _____

EXHIBIT A
to Grant of Easement
Survey Plat

Tract I
Auditor's Parcel No.: 009-0003-0152

AREA TABLE				EXHIBIT A
EASEMENT TYPE	LAND UNIT	ACRES	SQ. FT.	
PIPELINE	N/A	0.094	4,095	THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS
TCE	N/A	0.040	1,725	
USSE	N/A	N/A	N/A	
ACCESS	N/A	N/A	N/A	

THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS


0 50 100 200
1" = 100'

CERTIFICATION

I, DANIEL K. YORK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 9, PAGE 3); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 9, PAGE 3; THAT THE RATIO OF PRECISION IS 1:132,140,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN OHIO OAC 4733; THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN OHIO O.R.C. 4905.03 AND MEETS THE ATTACHMENT RULES OF OHIO O.R.C. 317.114. THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON

THIS 21st DAY OF DECEMBER 2022

Daniel K. York
DANIEL K. YORK, PS. PS-8729



(TRACT #20)
 PIN: 009-0003-0152-00
 CITY OF CINCINNATI
 P.B., 9 PG. 3

PAGE 2

PAGE 3

RENSLAR AVENUE
40' PUBLIC RIGHT OF WAY


KELLOGG AVENUE
60' PUBLIC RIGHT OF WAY


LEGEND

● REBAR SET	○ N/F	NOW OR FORMERLY
● REBAR FOUND	Ⓢ	DUKE TRACT NUMBER
■ CONC. MONUMENT FOUND	PG.	PAGE
○ COMPUTED POINT (NOT SET)	D.B.	DEED BOOK
	P.B.	PLAN BOOK
PE PIPELINE EASEMENT	---	SUBJECT PARCEL
TCE TEMPORARY CONSTRUCTION EASEMENT	---	SUBJECT EASEMENT
USSE UTILITY STATION SITE EASEMENT	---R/W---	STREET RIGHT OF WAY
POC POINT OF COMMENCEMENT	---	ADJACENT PARCEL
POB POINT OF BEGINNING	---	EXISTING EASEMENT
R/W RIGHT OF WAY		

NOTES

- SUBJECT PROPERTY SURVEYED AND MAPPED FOR: DUKE ENERGY OHIO, INC.
- AREA BY COORDINATE COMPUTATION METHOD.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET.
- PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
- SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
- SGC ENGINEERING, L.L.C. CORPORATE OFFICE: 501 COUNTY ROAD, WESTBROOK, ME 04092.

 SGC ENGINEERING 3800 RED BANK ROAD, SUITE C CINCINNATI, OH 45227 PHONE: (800)581-4031	DUKE ENERGY OHIO, INC EASEMENT EXHIBIT	
	EASEMENT ACROSS THE LAND OF THE CITY OF CINCINNATI RENSLAR AVENUE, CINCINNATI HAMILTON COUNTY, OHIO	
SITE #: 114885	DATE: 12/21/2022	SCALE: 1" = 50'
REVISION: 1	DRAWN BY: DJL	PLAN BOOK: 9
	CHECK BY: DKY	PAGE: 3
LAND UNIT: N/A	TRACT #: 20	LSC MAP #: 114885-008045


 550 S. TRYON STREET
 CHARLOTTE, N.C. 28202
 TELEPHONE NO. (704)382-2361

1 OF 4

Exhibit A (Cont.)

Tract I

Auditor's Parcel No.: 009-0003-0152

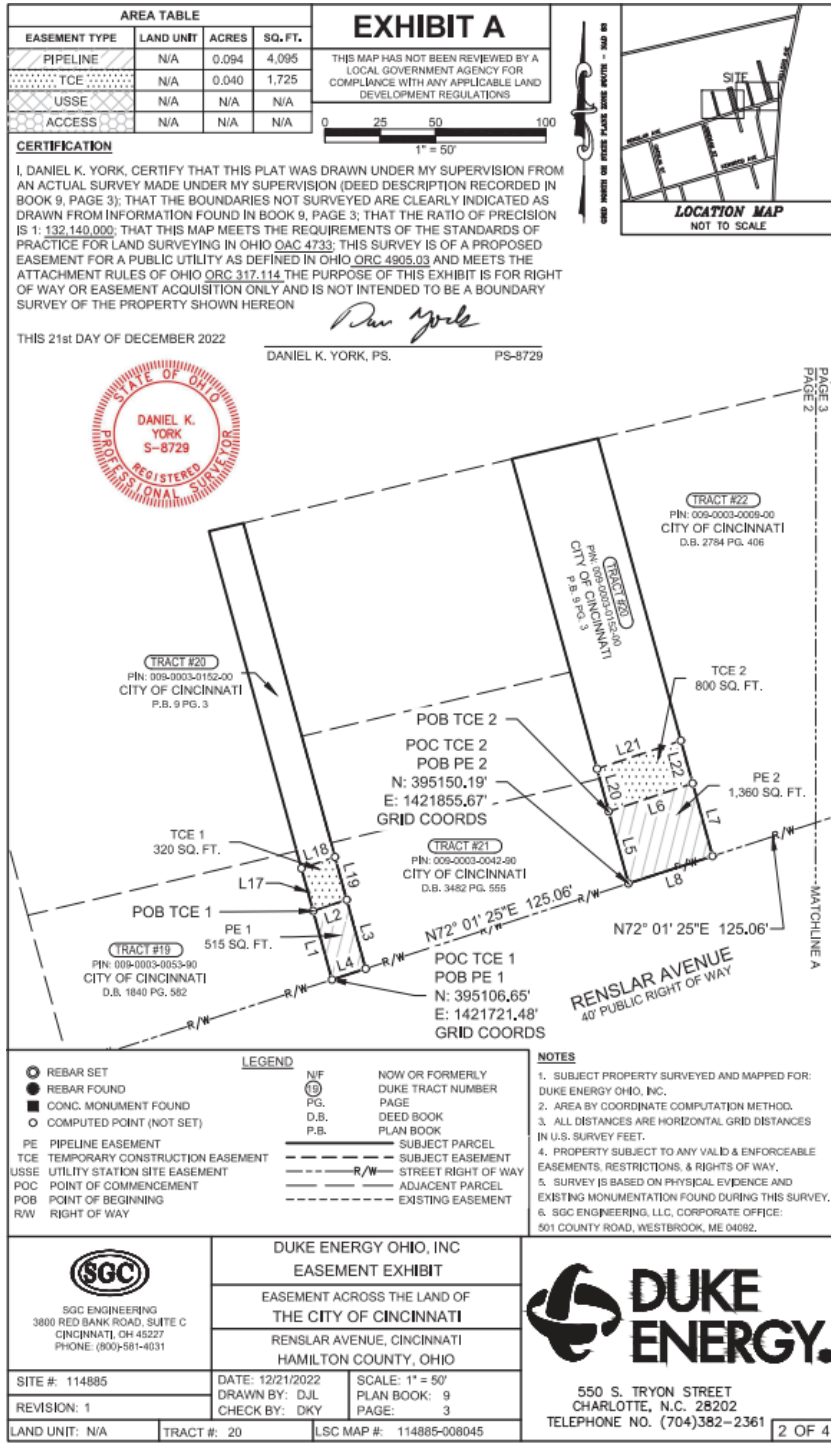


Exhibit A (Cont.)

Tract I

Auditor's Parcel No.: 009-0003-0152

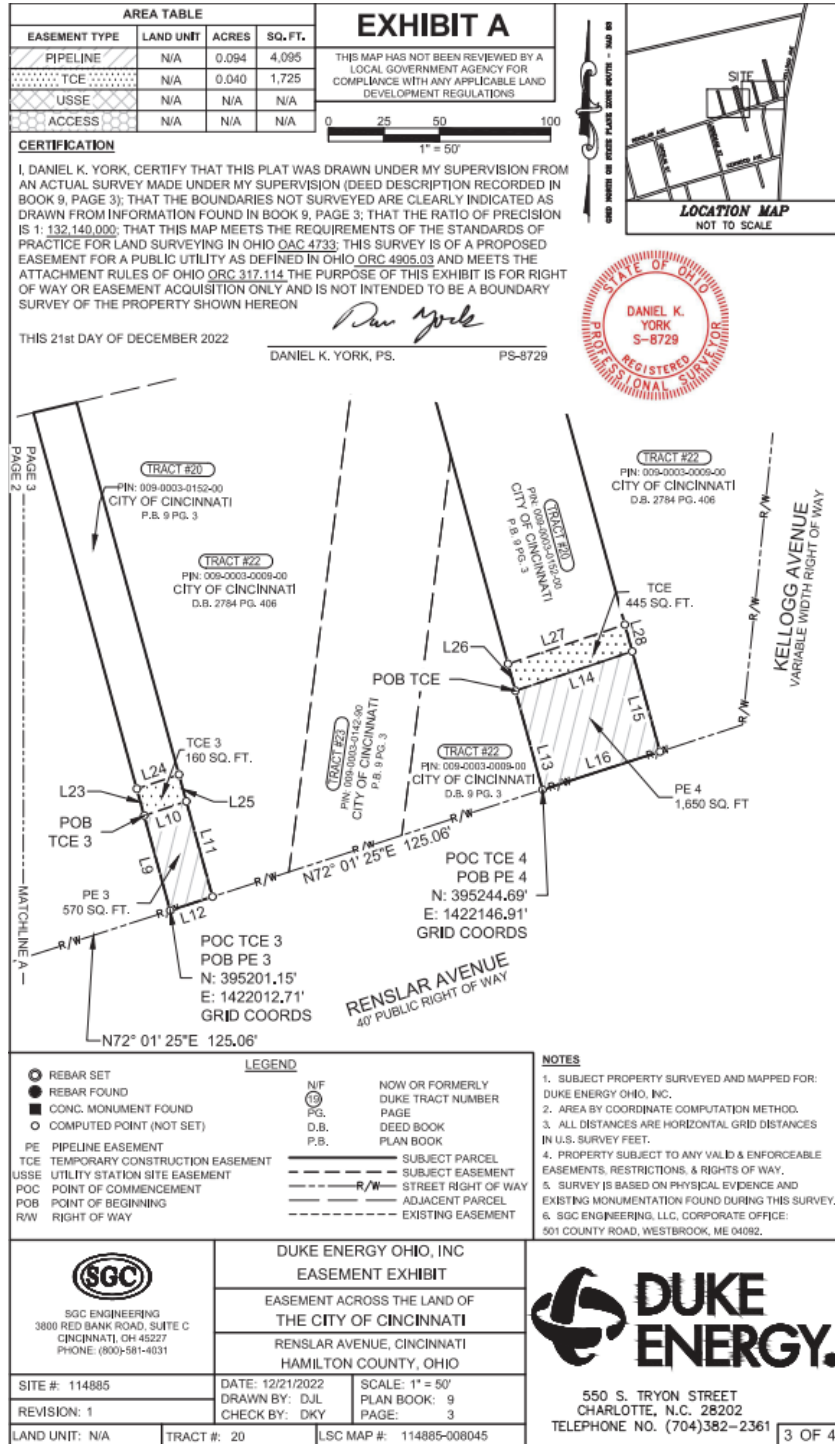


Exhibit A (Cont.)

Tract I

Auditor's Parcel No.: 009-0003-0152


AREA TABLE				EXHIBIT A <small>THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS</small>
EASEMENT TYPE	LAND UNIT	ACRES	SQ. FT.	
PIPELINE	N/A	0.094	4,095	
TCE	N/A	0.040	1,725	
USSE	N/A	N/A	N/A	
ACCESS	N/A	N/A	N/A	

CERTIFICATION

I, DANIEL K. YORK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 9, PAGE 3); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 9, PAGE 3; THAT THE RATIO OF PRECISION IS 1: 132,140,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN OHIO OAC 4733; THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN OHIO ORC 4905.03 AND MEETS THE ATTACHMENT RULES OF OHIO ORC 317.114. THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON

Daniel K. York
DANIEL K. YORK, PS. PS-8729

THIS 21st DAY OF DECEMBER 2022



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N15° 21' 05"W	32.20'	L15	S15° 26' 29"E	37.46'
L2	N71° 24' 41"E	16.03'	L16	S72° 01' 25"W	44.47'
L3	S15° 21' 05"E	32.37'	L17	N15° 21' 05"W	20.03'
L4	S72° 01' 25"W	16.02'	L18	N71° 24' 41"E	16.03'
L5	N15° 21' 05"W	33.71'	L19	S15° 21' 05"E	20.03'
L6	N71° 24' 41"E	40.06'	L20	N15° 21' 05"W	20.03'
L7	S15° 21' 05"E	34.14'	L21	N71° 24' 41"E	40.06'
L8	S72° 01' 25"W	40.04'	L22	S15° 21' 05"E	20.03'
L9	N15° 21' 05"W	35.48'	L23	N15° 21' 05"W	10.02'
L10	N71° 24' 41"E	16.03'	L24	N71° 24' 41"E	16.03'
L11	S15° 21' 05"E	35.65'	L25	S15° 21' 05"E	10.02'
L12	S72° 01' 25"W	16.02'	L26	N15° 21' 05"W	10.02'
L13	N15° 21' 05"W	36.98'	L27	N71° 24' 41"E	44.42'
L14	S71° 24' 41"W	44.44'	L28	S15° 26' 29"E	10.02'



LEGEND		NOTES		
<ul style="list-style-type: none"> ○ REBAR SET ● REBAR FOUND ■ CONC. MONUMENT FOUND ○ COMPUTED POINT (NOT SET) PE PIPELINE EASEMENT TCE TEMPORARY CONSTRUCTION EASEMENT USSE UTILITY STATION SITE EASEMENT POC POINT OF COMMENCEMENT POB POINT OF BEGINNING R/W RIGHT OF WAY 	<ul style="list-style-type: none"> N/F NOW OR FORMERLY DUKE TRACT NUMBER ⊙ PAGE D.B. DEED BOOK P.B. PLAN BOOK ----- SUBJECT PARCEL ----- SUBJECT EASEMENT ----- R/W STREET RIGHT OF WAY ----- ADJACENT PARCEL ----- EXISTING EASEMENT 	<ol style="list-style-type: none"> 1. SUBJECT PROPERTY SURVEYED AND MAPPED FOR: DUKE ENERGY OHIO, INC. 2. AREA BY COORDINATE COMPUTATION METHOD. 3. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET. 4. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY. 5. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY. 6. SGC ENGINEERING, LLC, CORPORATE OFFICE: 501 COUNTY ROAD, WESTBROOK, ME 04092. 		
 SGC ENGINEERING 3800 RED BANK ROAD, SUITE C CINCINNATI, OH 45227 PHONE: (800)-581-4031		DUKE ENERGY OHIO, INC EASEMENT EXHIBIT EASEMENT ACROSS THE LAND OF THE CITY OF CINCINNATI RENSLAR AVENUE, CINCINNATI HAMILTON COUNTY, OHIO		
SITE #: 114885 REVISION: 1	DATE: 12/21/2022 DRAWN BY: DJL CHECK BY: DKY	SCALE: NTS PLAN BOOK: 9 PAGE: 3	 550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704)382-2361	
LAND UNIT: N/A	TRACT #: 20	LSC MAP #: 114885-008045	4 OF 4	

Exhibit A (Cont.)

Tract II

Auditor's Parcel No.: 009-0003-0009 (-0009, -0017 through -0020, -0028 through -0031 Cons.)

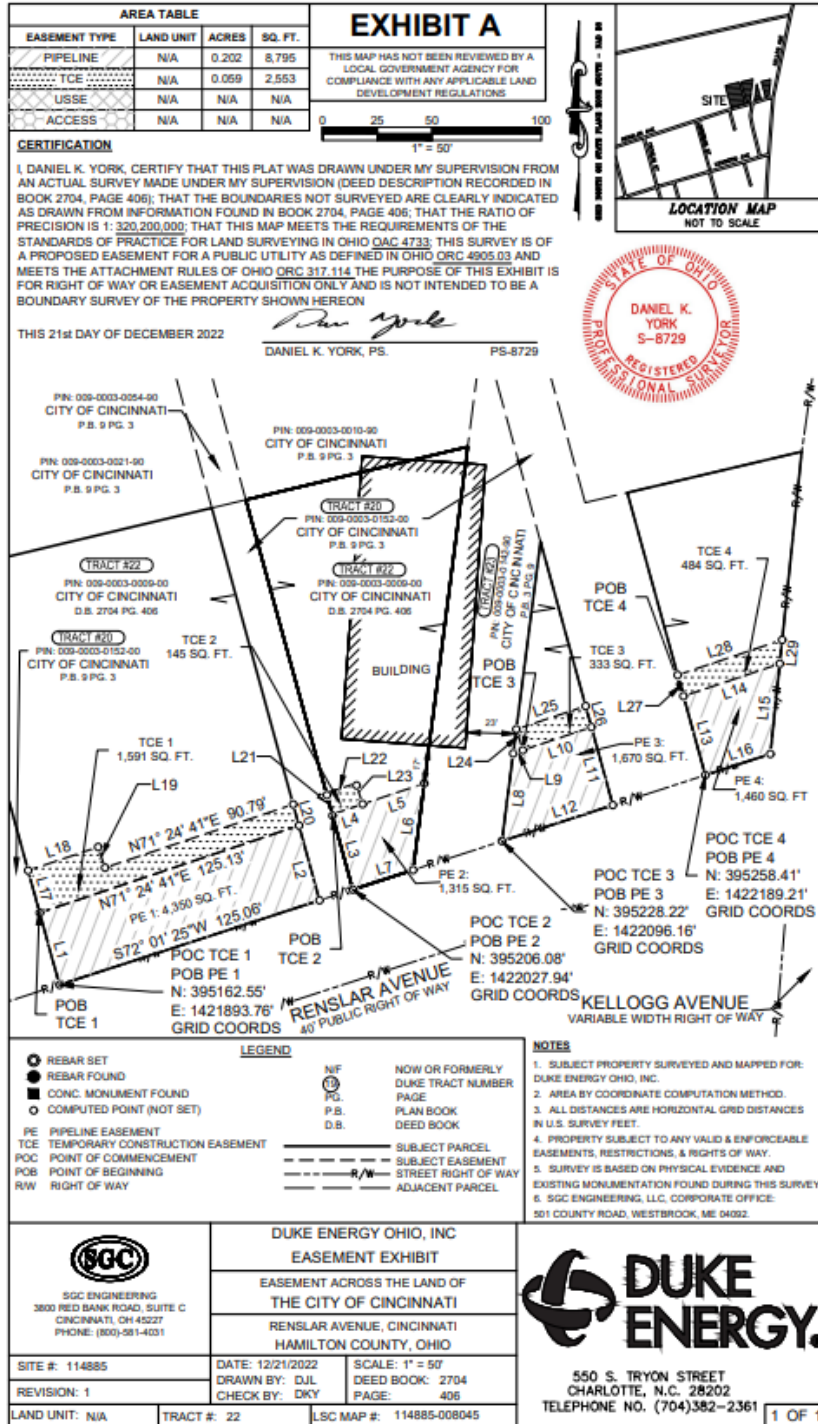


Exhibit A (Cont.)

Tract II

Auditor's Parcel No.: 009-0003-0009 (-0009, -0017 through -0020, -0028 through -0031 Cons.)


AREA TABLE				EXHIBIT A <small>THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS</small>
EASEMENT TYPE	LAND UNIT	ACRES	SQ. FT.	
PIPELINE	N/A	0.202	8,795	
TCE	N/A	0.080	3,465	
USSE	N/A	N/A	N/A	
ACCESS	N/A	N/A	N/A	


CERTIFICATION

I, DANIEL K. YORK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2704, PAGE 406); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2704, PAGE 406; THAT THE RATIO OF PRECISION IS 1: 320,200,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN OHIO OAC 4733; THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN OHIO ORC 4905.03 AND MEETS THE ATTACHMENT RULES OF OHIO ORC 317.114 THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON

THIS 21st DAY OF DECEMBER 2022


Daniel K. York
DANIEL K. YORK, PS PS-8729





Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N15° 21' 05"W	34.14'	L16	S72° 01' 25"W	31.29'
L2	S15° 21' 05"E	35.48'	L17	N15° 21' 05"W	20.03'
L3	N15° 21' 05"W	35.65'	L18	S15° 21' 05"E	20.03'
L4	N71° 24' 41"E	14.71'	L19	N15° 21' 05"W	10.02'
L5	N71° 24' 41"E	29.74'	L20	N71° 24' 41"E	14.25'
L6	S7° 21' 29"W	39.92'	L21	S17° 59' 09"E	10.00'
L7	S72° 01' 25"W	29.00'	L22	N17° 06' 28"W	10.00'
L8	N7° 21' 29"E	40.43'	L23	N71° 24' 41"E	33.44'
L9	N71° 24' 41"E	4.61'	L24	S15° 21' 05"E	10.02'
L10	N71° 24' 41"E	33.14'	L25	N15° 26' 29"W	10.02'
L11	S15° 21' 05"E	36.98'	L26	N71° 24' 41"E	50.45'
L12	S72° 01' 25"W	53.35'	L27	S5° 55' 35"W	10.99'
L13	N15° 26' 29"W	37.48'			
L14	N71° 24' 41"E	46.44'			
L15	S5° 55' 35"W	41.47'			


LEGEND		NOTES
● REBAR SET	N/F NOW OR FORMERLY	1. SUBJECT PROPERTY SURVEYED AND MAPPED FOR DUKE ENERGY OHIO, INC. 2. AREA BY COORDINATE COMPUTATION METHOD. 3. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET. 4. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY. 5. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THE SURVEY. 6. SGC ENGINEERING, LLC, CORPORATE OFFICE: 501 COUNTY ROAD, WESTBROOK, ME 04092.
● REBAR FOUND	PG. DUKE TRACT NUMBER	
● CONC. MONUMENT FOUND	P.B. PAGE PLAN BOOK	
○ COMPUTED POINT (NOT SET)		
PE PIPELINE EASEMENT	----- SUBJECT PARCEL	
TCE TEMPORARY CONSTRUCTION EASEMENT	----- SUBJECT EASEMENT	
POC POINT OF COMMENCEMENT	----- R/W STREET RIGHT OF WAY	
PBW POINT OF BEGINNING	----- ADJACENT PARCEL	
R/W RIGHT OF WAY		



SGC ENGINEERING
3800 RED BANK ROAD, SUITE C
CINCINNATI, OH 45227
PHONE: (900)581-4031

DUKE ENERGY OHIO, INC
EASEMENT EXHIBIT

EASEMENT ACROSS THE LAND OF
THE CITY OF CINCINNATI
RENSLAR AVENUE, CINCINNATI
HAMILTON COUNTY, OHIO



SITE #: 114885	DATE: 12/21/2022	SCALE: 1" = 40'
REVISION: 1	DRAWN BY: DJL	DEED BOOK: 2704
	CHECK BY: DKY	PAGE: 406
LAND UNIT: N/A	TRACT #: 22	LSC MAP #: 114885-008045

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

Exhibit A (Cont.)

Tract III

Auditor's Parcel No.: 009-0003-0142-90

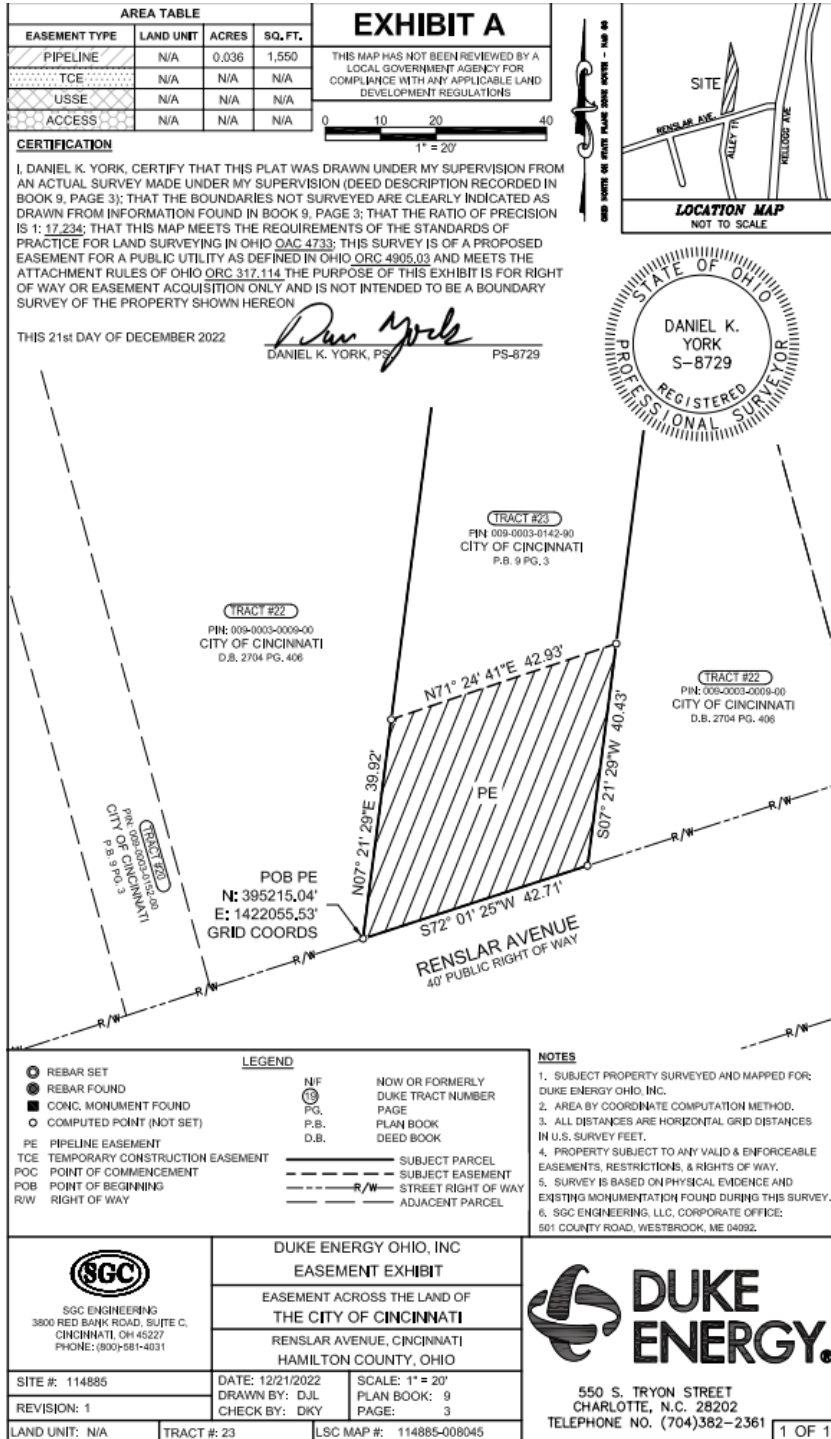


Exhibit A (Cont.)

Tract IV

Auditor's Parcel No.: 009-0003-0042-90

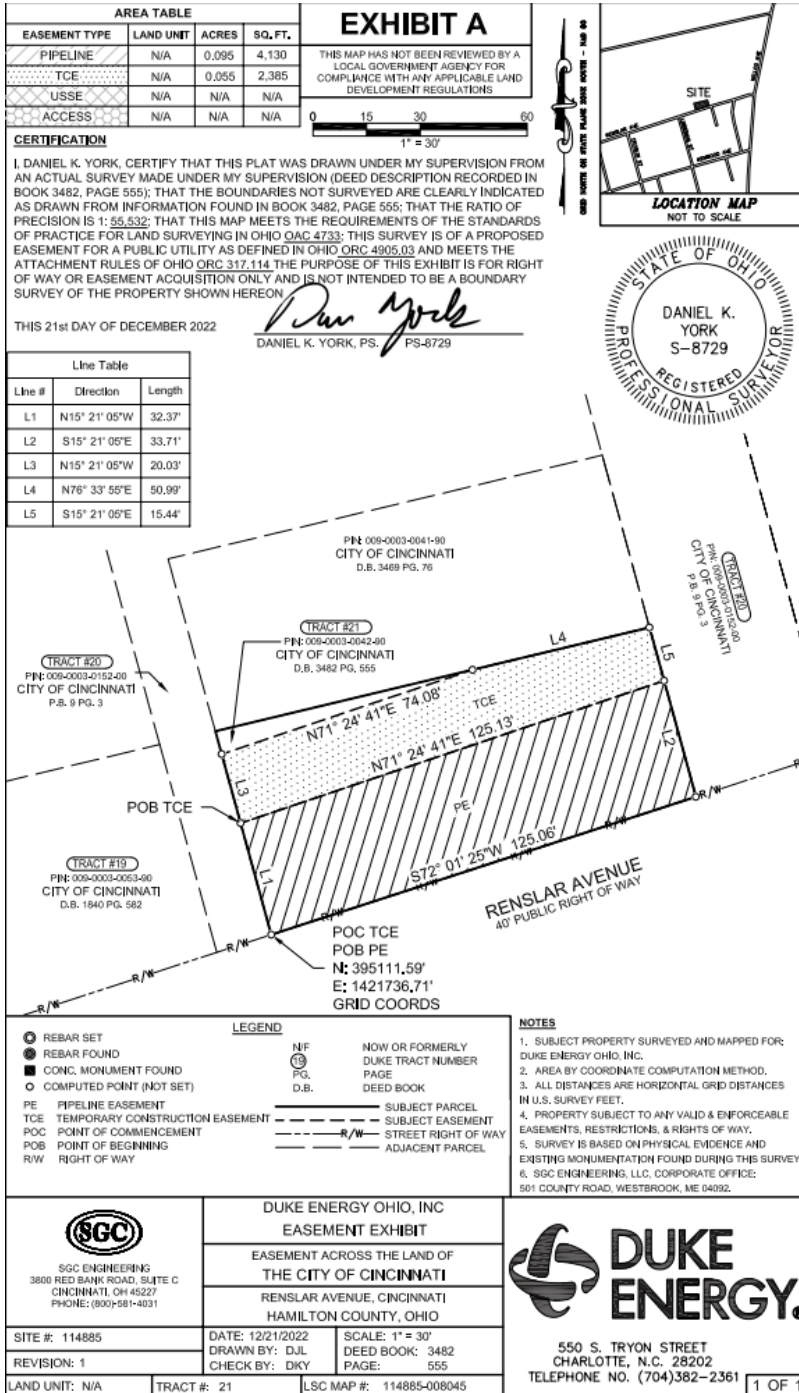


Exhibit A (Cont.)

Tract V

Auditor's Parcel No.: 009-0003-0053-90

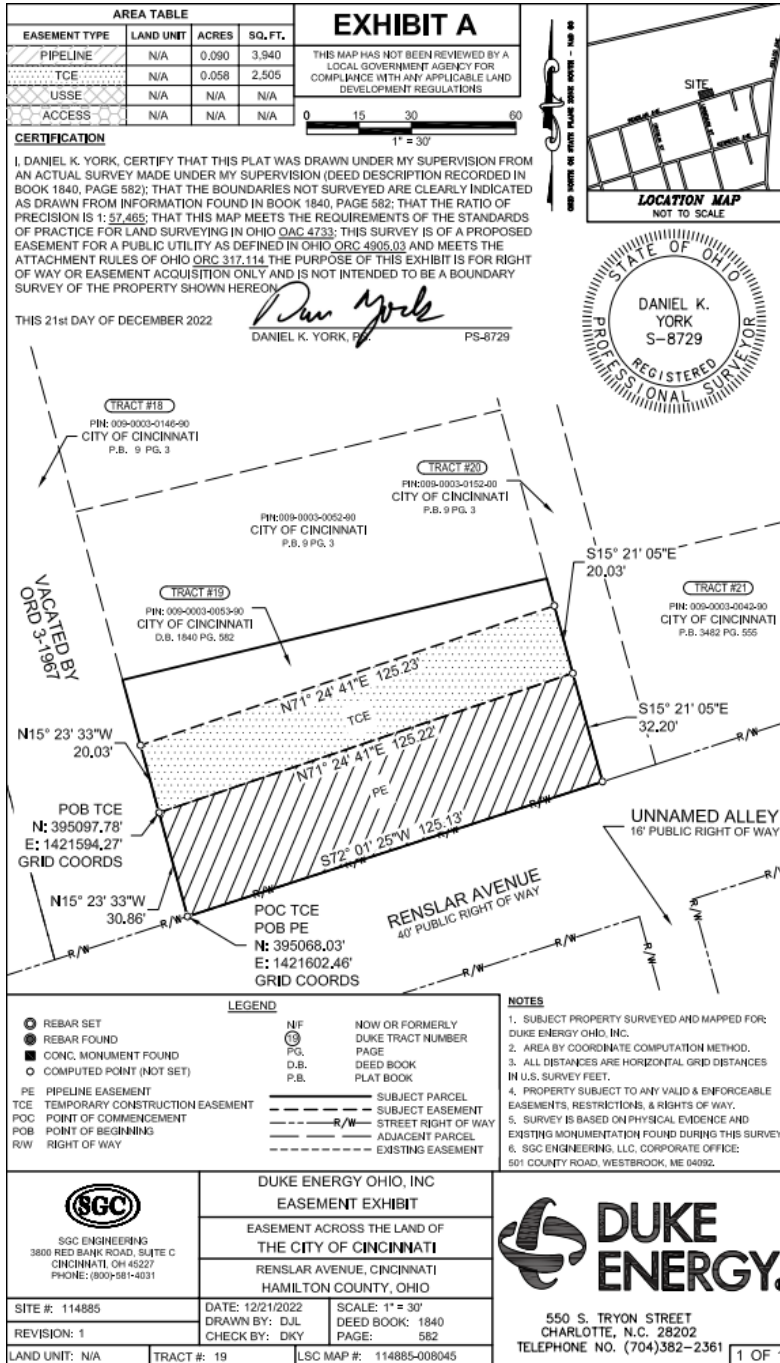


Exhibit A (Cont.)

Tract VI

Auditor's Parcel No.: 009-0003-0146-90

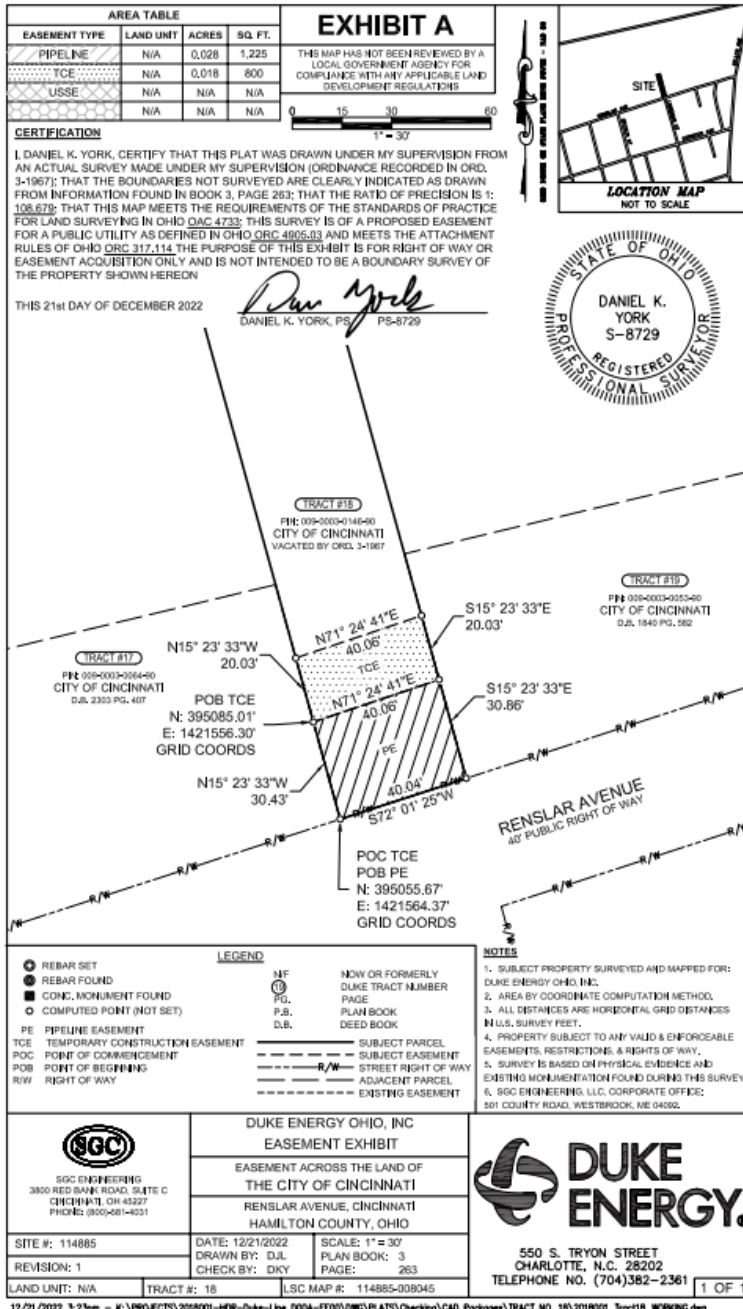


Exhibit A (Cont.)

Tract VII

Auditor's Parcel No.: 009-0003-0064-90

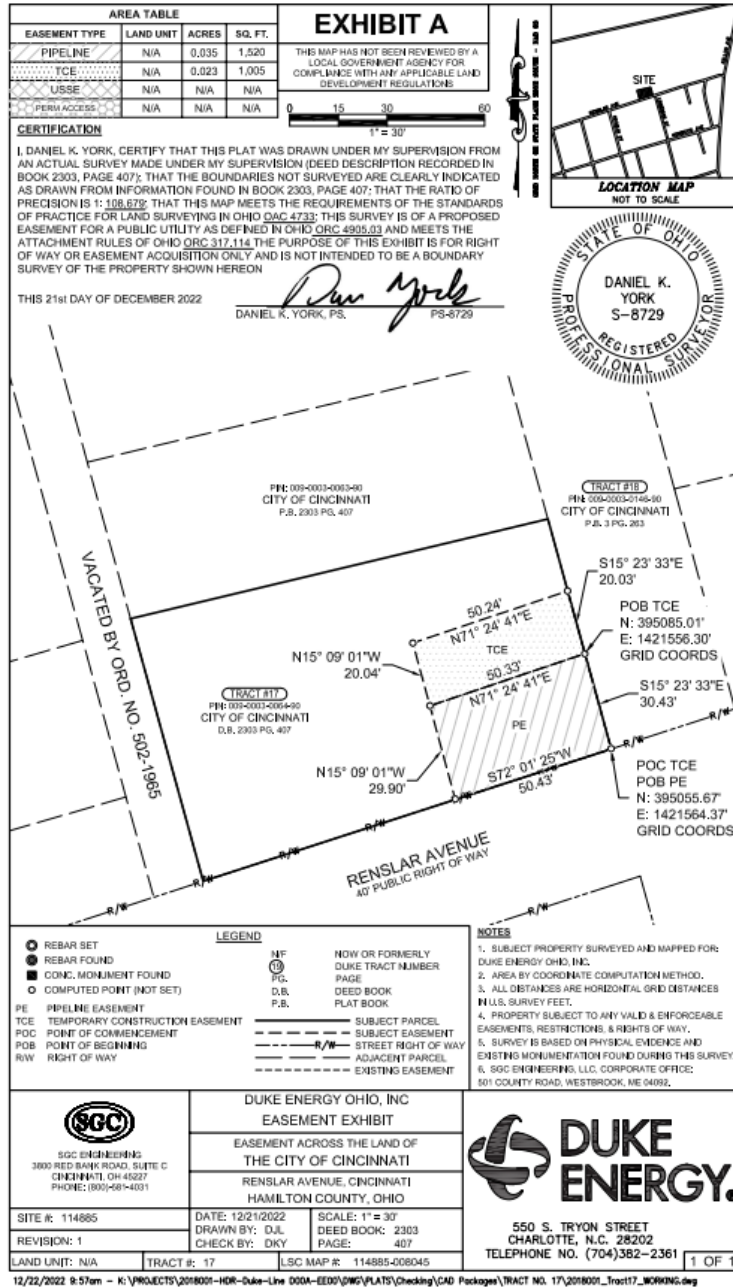


Exhibit A (Cont.)

Tract VIII

Auditor's Parcel No.: 009-0002-0012 thru -0019, & 009-0002-0064

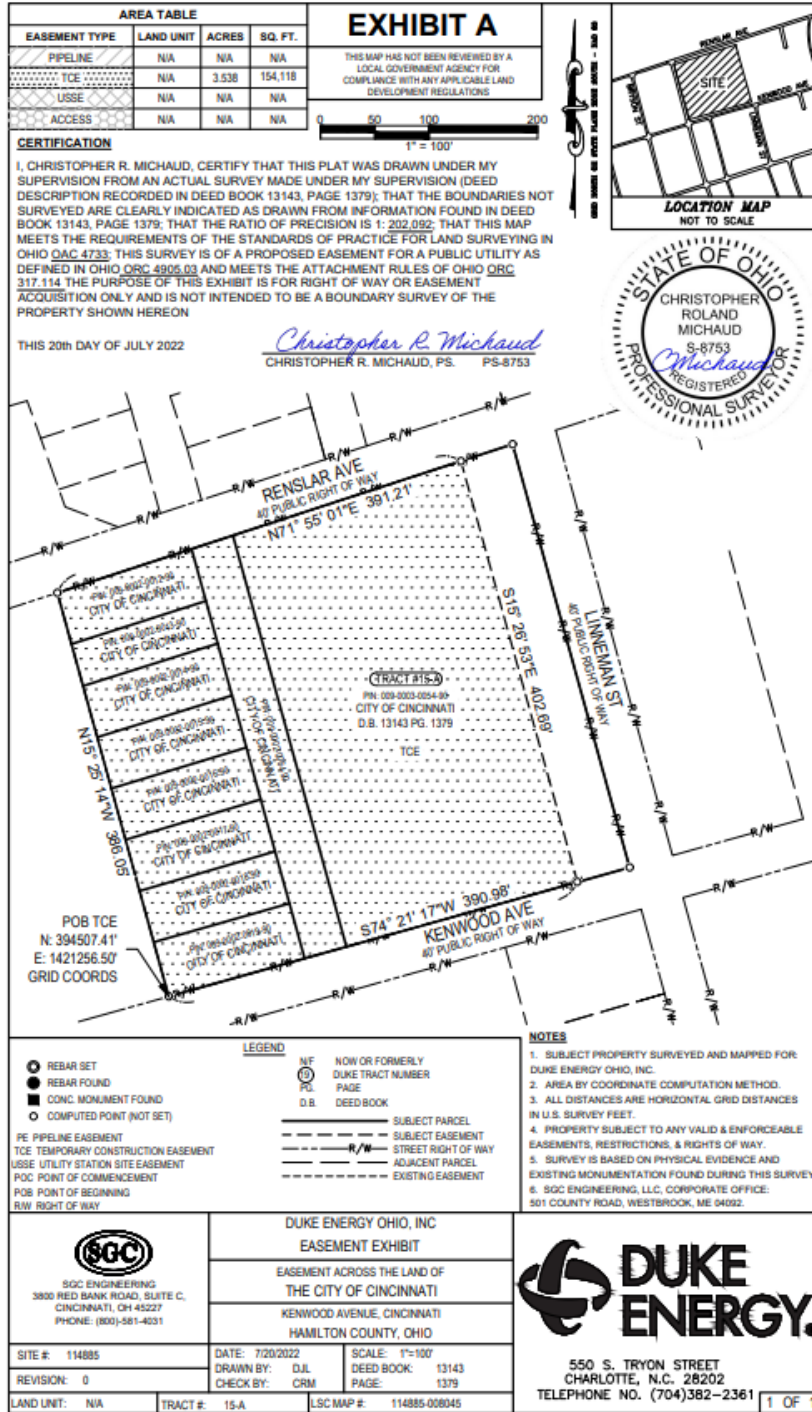


Exhibit A (Cont.)

Tract IX

Auditor's Parcel No.: 007-0003-0228-00

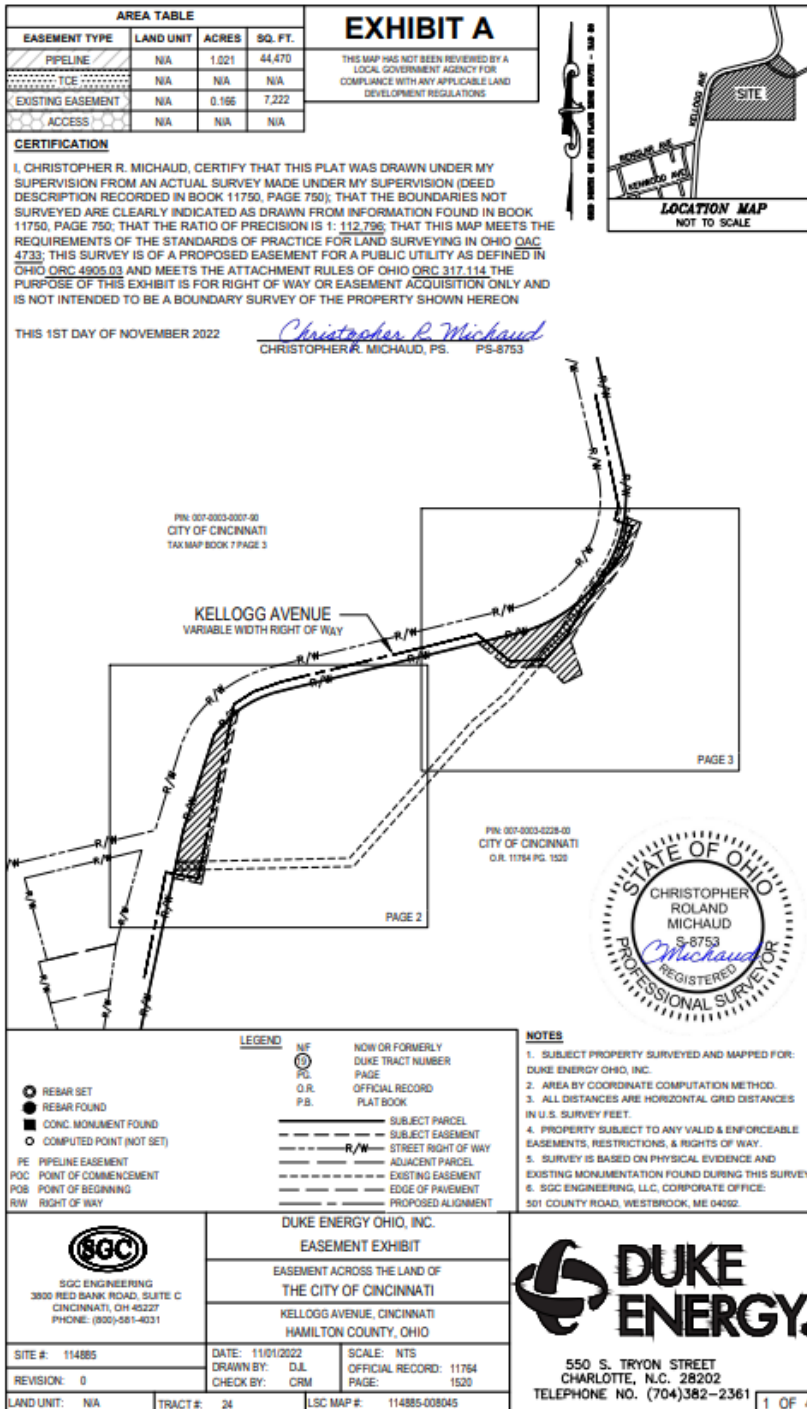


Exhibit A (Cont.)

Tract IX

Auditor's Parcel No.: 007-0003-0228-00

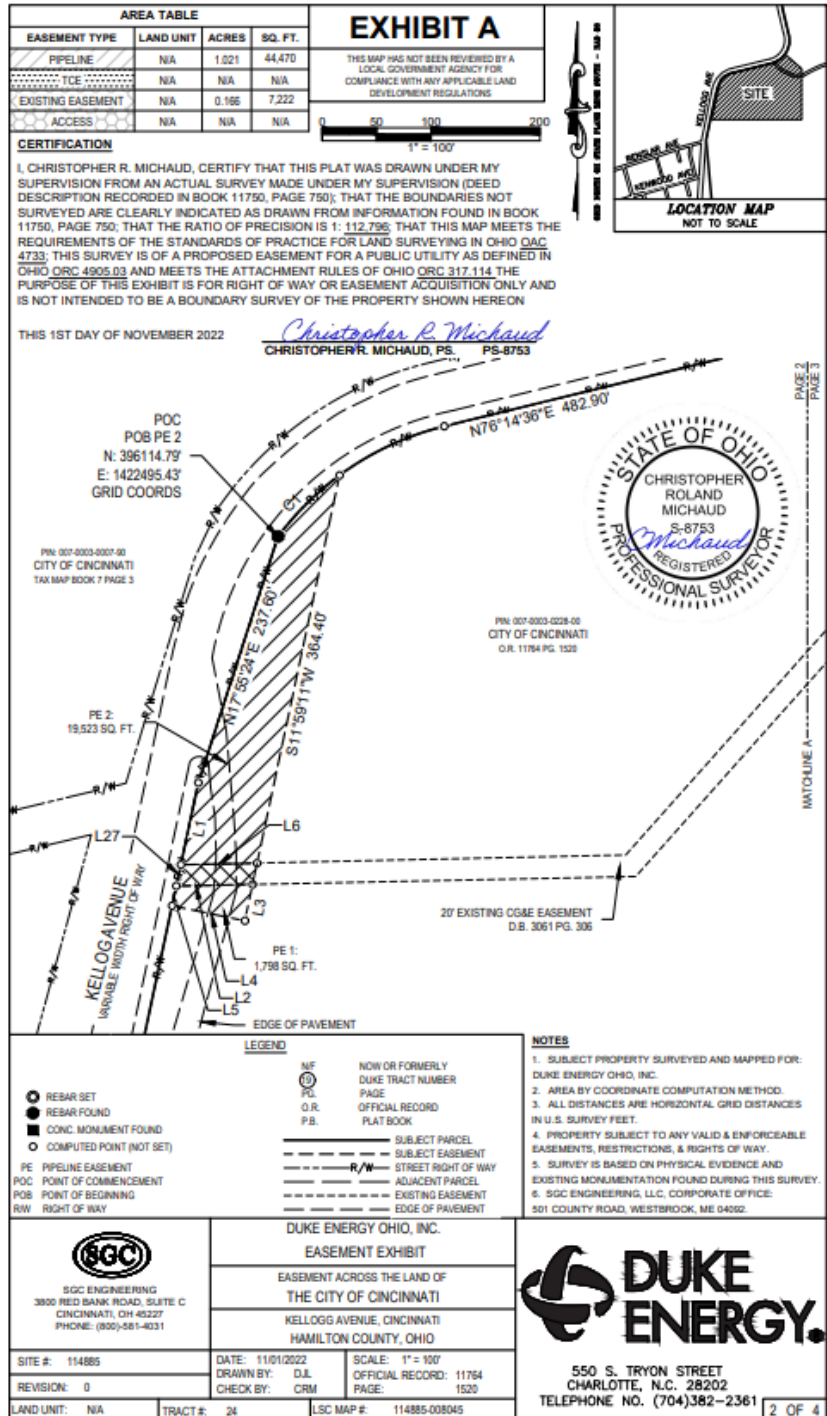


Exhibit A (Cont.)

Tract IX

Auditor's Parcel No.: 007-0003-0228-00

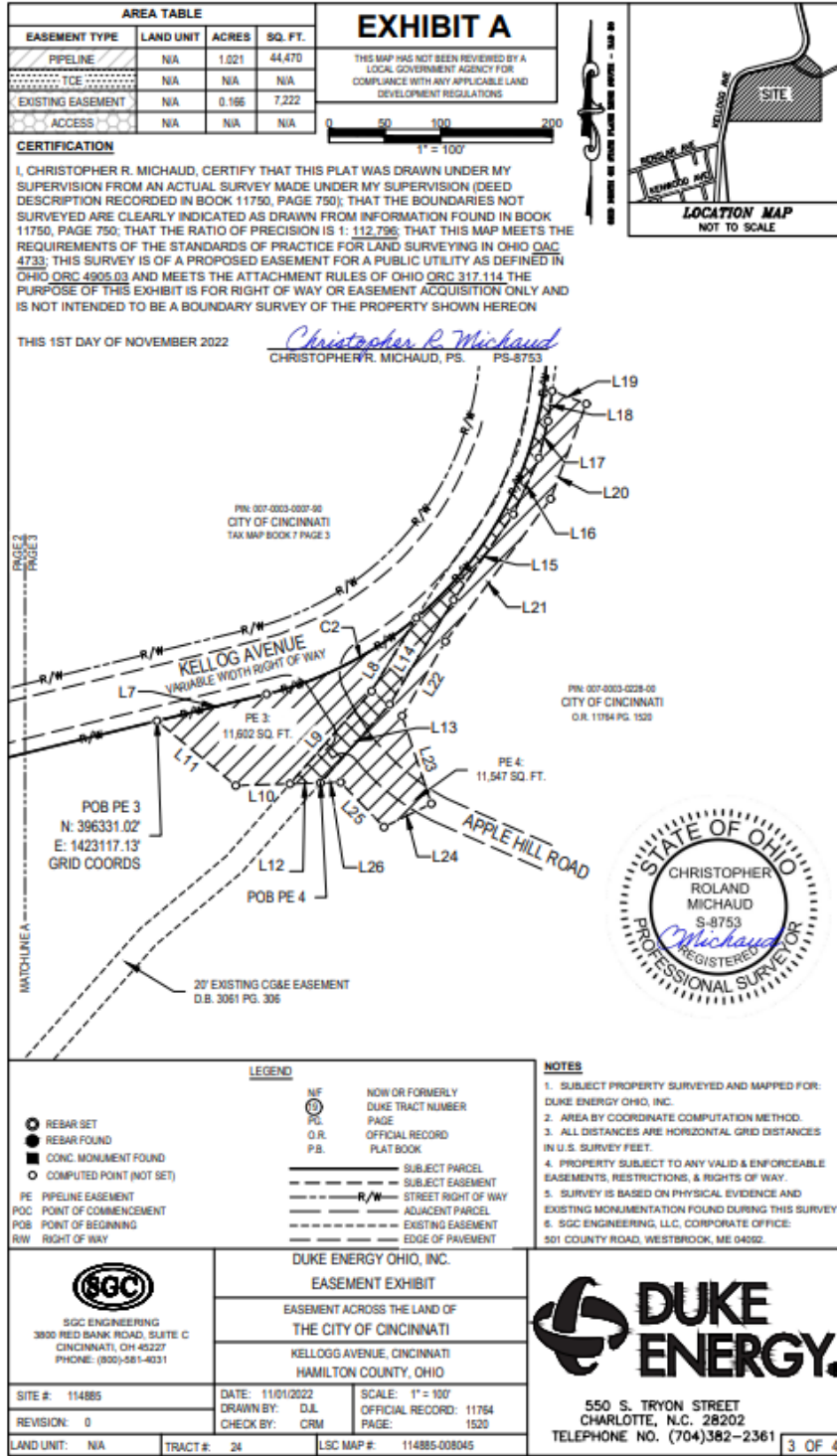


Exhibit A (Cont.)

Tract IX

Auditor's Parcel No.: 007-0003-0228-00

AREA TABLE				EXHIBIT A <small>THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS</small>	 LOCATION MAP <small>NOT TO SCALE</small>
PIPELINE	N/A	1.021	44,470		
TCE	N/A	N/A	N/A		
EXISTING EASEMENT	N/A	0.166	7,222		
ACCESS	N/A	N/A	N/A		

CERTIFICATION

I, CHRISTOPHER R. MICHAUD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 11750, PAGE 750); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 11750, PAGE 750; THAT THE RATIO OF PRECISION IS 1: 112,796; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN OHIO OAC 4733; THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN OHIO ORC 4905.03 AND MEETS THE ATTACHMENT RULES OF OHIO ORC 317.114. THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON

THIS 1ST DAY OF NOVEMBER 2022

CHRISTOPHER R. MICHAUD, PS. PS-8753

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N12°02'15"E	77.22	L15	N34°50'03"E	83.53
L2	N88°14'57"E	70.07	L16	N24°17'17"E	56.39
L3	S11°59'11"W	34.54	L17	N13°56'51"E	33.97
L4	N78°20'42"W	68.24	L18	N8°04'24"E	27.15
L5	N12°02'06"E	18.57	L19	S69°21'01"E	32.60
L6	S88°53'05"W	70.01	L20	S28°38'03"W	80.76
L7	N76°14'36"E	100.88	L21	S36°25'09"W	198.59
L8	S31°30'15"W	76.75	L22	S30°09'46"W	77.14
L9	S41°21'04"W	110.64	L23	S18°27'16"E	82.77
L10	S88°12'08"W	48.55	L24	S63°44'45"W	47.37
L11	N50°37'36"W	91.19	L25	N44°02'28"E	55.74
L12	N88°12'08"E	27.41	L26	S88°12'08"W	18.01
L13	N41°21'04"E	93.61	L27	N12°06'21"E	20.00
L14	N31°30'15"E	109.57			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CH. LENGTH
C1	79.80'	271.80'	016°51'48"	N45°04'39"E	79.87
C2	151.60'	330.00'	036°21'24"	N63°03'54"E	150.47

LEGEND

- REBAR SET
- REBAR FOUND
- CONC. MONUMENT FOUND
- COMPUTED POINT (NOT SET)
- PE PIPELINE EASEMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY

NOTES

1. SUBJECT PROPERTY SURVEYED AND MAPPED FOR: DUKE ENERGY OHIO, INC.
2. AREA BY COORDINATE COMPUTATION METHOD.
3. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET.
4. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
5. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.
6. SGC ENGINEERING, L.L.C. CORPORATE OFFICE: 501 COUNTY ROAD, WESTBROOK, ME 04922.

SGC ENGINEERING
3850 RED BANK ROAD, SUITE C
CINCINNATI, OH 45227
PHONE: (800) 581-6031

DUKE ENERGY OHIO, INC.
EASEMENT EXHIBIT
EASEMENT ACROSS THE LAND OF
THE CITY OF CINCINNATI
KELLOGG AVENUE, CINCINNATI
HAMILTON COUNTY, OHIO

550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361

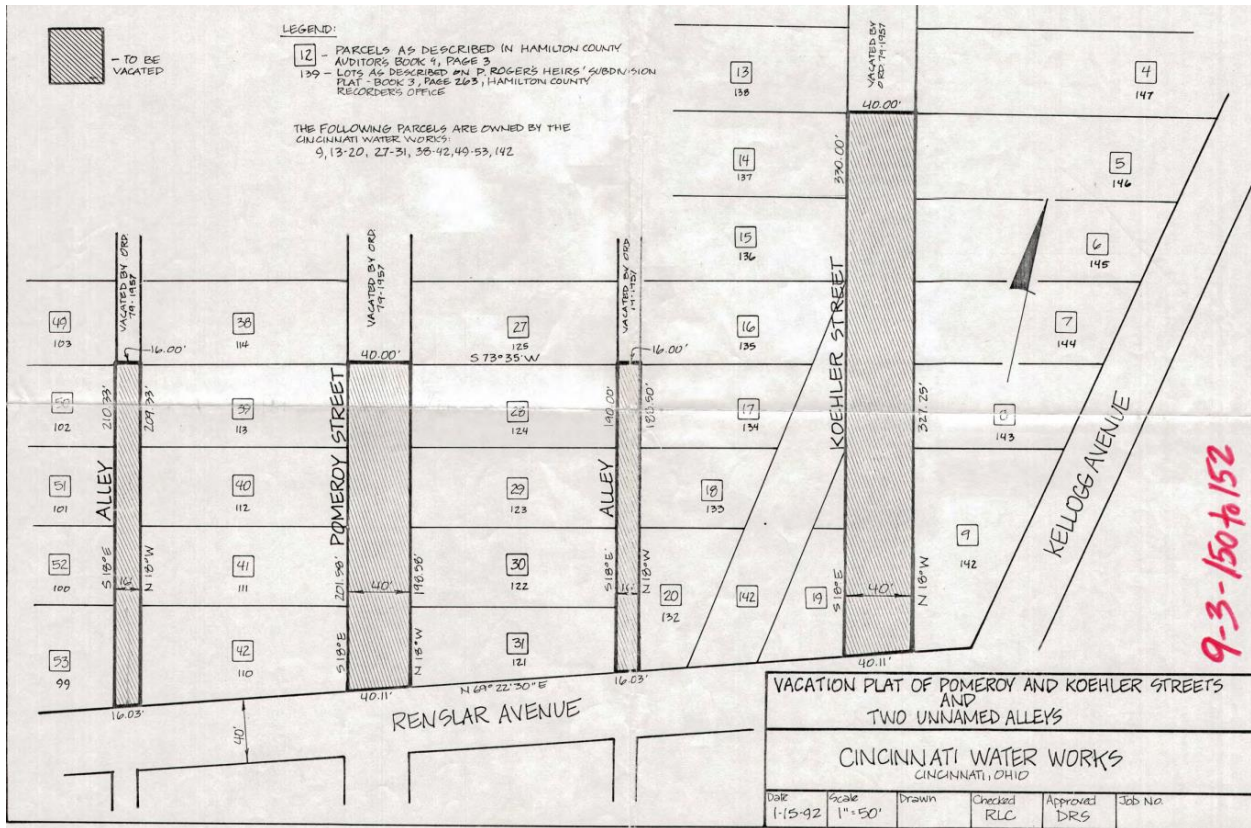
SITE #: 114885	DATE: 11/01/2022	SCALE: NTS
REVISION: 0	DRAWN BY: DJL	OFFICIAL RECORD: 11764
	CHECK BY: CRM	PAGE: 1520
LAND UNIT: N/A	TRACT #: 24	LSC MAP #: 114885-008045

4 OF 4

Exhibit B
to Grant of Easement
Legal Description-the Property

Tract I

Property Address: None; Vacated former Koehler and Pomeroy Streets and unnamed alleys
Auditor's Parcel No.: 009-0003-0152
Prior Instrument Ref.: OR 5864, Pg. 1876, Hamilton County, Ohio Records



Tract II

Property Address: 5735 Kellogg Ave.
Auditor's Parcel No.: 009-0003-0009 (-0009, -0017 through -0020, -0028 through -0031 Cons.)
Prior Instrument Ref.: DB 4036, Pg. 738; DB 3308, Pg. 534; Hamilton County, Ohio Records

All that certain lot of parcel of ground situated in the Town of California, now a part of the City of Cincinnati, Hamilton County, Ohio, known and designated as Lot No. One Hundred and Forty-two (142) in Roger's Addition to California, a plat of which is recorded in Plat Book 3, Page 263, Hamilton County, Ohio Records.

Being the same premises conveyed to Sarah J. Treuheit by Deed recorded in Deed Book 4008, Page 1293, Hamilton County, Ohio records.

Exhibit B (Cont.)

Also the following property:

Situated in Anderson Township being part of Lot one hundred thirty-two (132) and part of Lot one hundred thirty-three (133) of Patrick Rogers Subdivision as per plat recorded in Plat Book 3, Page 263, of the Records of Hamilton County, Ohio. Said parts of Lots 132 and 133 lying between the former right-of-way of the C.G. & P.R.R. Co., now owned by the City of Cincinnati; Koehler Street and Renslar Avenue and being more particularly described as follows:

Beginning at a point which is the northwest corner of Koehler Street and Renslar Avenue S. $69^{\circ} 22\frac{1}{2}'$ W. a distance of 54.00 feet along the north line of Renslar Avenue; thence N. $4^{\circ} 9' 22''$ E., 143.03 feet along the east line of the former C. G. & P. R. R. Co.; thence S. 18° E. 130.00 feet along the west line of Koehler Street to the place of beginning.

Area = .08 Acre

Being part of the same premises conveyed to the grantor herein by deed dated December 30, 1927 and recorded in Deed Book 1451, page 310 of the Hamilton County, Ohio, Deed Records.

Together with all right, title and interest grantor may have in and to the abandoned right of way of the C.G. & P. RR. Co. which right of way is located along the western boundary of the above described tract.

Tract III

Property Address: None; Former Cincinnati, Georgetown, and Portsmouth Railroad Company right-of-way
Auditor's Parcel No.: 009-0003-0142-90
Prior Instrument Ref.: DB 1700, Pg. 209, Hamilton County, Ohio Records

Tract IV

Property Address: None
Auditor's Parcel No.: 009-0003-0042-90
Prior Instrument Ref.: DB 3907, Pg. 236, Hamilton County, Ohio Records

Situated in the County of Hamilton and State of Ohio, bounded and described as follows, to-wit:

The following described real estate situated in Anderson Township, Hamilton County, Ohio, and being known, numbered and designated as Lots Number One Hundred and ten (110), One Hundred and eleven (111) and One Hundred and twelve (112) of Rogers' Addition to the village of California, Ohio, as recorded in Plat Book 3, Page 263 Recorder's office of Hamilton County, Ohio.

Being the same premises conveyed to the grantor herein by deed recorded in Deed Book 3496, Page 275, Hamilton County, Ohio Records.

Exhibit B (Cont.)

Tract V

Property Address: 5746 Linneman Street
Auditor's Parcel No.: 009-0003-0053-90
Prior Instrument Ref.: DB 3439, Pg. 478, Hamilton County, Ohio Records

Situate in the City of Cincinnati, Hamilton County, Ohio and being all of Lots Nos. 99, 100, 101 and 102 as designated on the plat of Roger's Addition to California as recorded in Plat Book 3, page 263, Hamilton County, Ohio, Plat Records.

Being the same premises conveyed to the grantor herein by deed recorded in Deed Book 2232, pages 17 and 135, and by Certificate of Transfer recorded in Deed Book 3423, page 178, Hamilton County, Ohio Deed Records, and by deed recorded in Deed Book 3427, page 771, Hamilton County, Ohio records.

Exhibit B (Cont.)

Tract VI

Property Address: 5745 Linneman Street
Auditor's Parcel No.: 009-0003-0146-90
Prior Instrument Ref.: DB 3528, Pg. 445, Hamilton County, Ohio Records

Situate, lying and being in Military Survey 395 in the City of Cincinnati, County of Hamilton, State of Ohio, and being a part of Linneman Street and a part of an Unnamed Alley as laid out and dedicated to public use on the plat of P. Roger Heirs' Subdivision as recorded in Plat Book 3, page 263, Hamilton County Recorder's Office and being more particularly described as follows:

LINNEMAN STREET

Beginning at the intersection of the north line of Renslar Avenue (a 40 foot street) and the west line of Linneman Street (a 40 foot street); thence northwardly, along the west line of Linneman Street, 221.58 feet to the southern terminus of that portion of Linneman Street vacated by Ordinance No. 79-1957; thence eastwardly, along said southern terminus, 40 feet to the east line of Linneman Street; thence southwardly, along the east line of Linneman Street, 218.67 feet to the north line of Renslar Avenue; thence westwardly, along the north line of Renslar Avenue, 40 feet, more or less, to the place of beginning.

Tract VII

Property Address: 5745 Linneman Street
Auditor's Parcel No.: 009-0003-0064-90
Prior Instrument Ref.: DB 3505, Pg. 576, Hamilton County, Ohio Records

Situate in the City of Cincinnati, Hamilton County, Ohio, and being known, numbered and designated as Lots Nos. 88, 89, 90 and 91 as laid down on the Plat of California, as made by the heirs of Patrick Rogers, deceased, as per plat recorded in Plat Book 3, page 263, Hamilton County, Ohio, Plat Records.

Being the same premises conveyed to the grantor herein by deed recorded in Deed Book 2309, page 407, Hamilton County, Ohio records.

Exhibit B (Cont.)

Tract VIII

Property Address: 5753-5781 Haney Street
Auditor's Parcel Nos.: 009-0002-0064-00 & 009-0002-0012 thru-0019
Prior Instrument Ref.: DB 3328, Pg. 293; PB 113, Pg. 9-10; & DB 3300, Page 129, Hamilton County, Ohio Records

Beginning at the southeast corner of Lot 1 of Block 30 of T. J. Murdock's Subdivision in Military Survey 395, Anderson Township, Cincinnati, Hamilton County, Ohio, platted in Plat Book 1, Page 69 in the Hamilton County Ohio, Recorder's Office; thence, proceeding northwardly along the east lines of lots 1,2,3,4,5,6,7, and 8 of Block 30, of the said Murdock's Subdivision (which lines form the west line of the present Haney Street) three hundred ninety-four feet (394.00') to the south line of Renslar Avenue (formerly Miller Street); thence, eastwardly forty feet to the west line of P. Roger's Heirs' Subdivision (found in Plat Book 3, Page 263, Hamilton County, Ohio, Recorder's Office); thence, southwardly along the said west line of the P. Roger's Heirs' Subdivision (which is the east line of the present Haney Street) three hundred ninety-four feet (394.00 feet to the north line of Kenwood Avenue (formerly Vail Street)); thence, forty feet (40') west to the place of beginning.

Also:

Situate in the City of Cincinnati, Hamilton County, Ohio, and being all those certain lots or parcels of land situate in the Town of California, (now City of Cincinnati) known and designated as Lot Nos. 1, 2, 3, 4, 5, 6, 7, and 8 in Block 30 in Thomas I. Murdock's Subdivision, as recorded in Plat Book 1, Page 69, Hamilton County, Ohio Records.

Tract IX

Property Address: 5651 Kellogg Avenue
Auditor's Parcel No.: 007-0003-0228-00
Prior Instrument Ref.: OR 11764, Pg. 1520, Hamilton County, Ohio Records

Situated in Military Survey No. 395, Anderson Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at the Southwest Corner of Registered Land Certificate No. 226390 said point being South 0.90 feet and East 0.98 feet from an existing concrete leaning monument; thence South 76°06'13" West, 591.84 feet to an existing concrete monument; thence South 4°08'06" West, 295.36 feet to a set Iron Pin being the Place of Beginning; thence North 85°51'54" West, 399.68 feet to a set Iron Pin; thence South 36°23'36" West, 130.17 feet to a set Iron Pin; thence South 53°36'24" East, 115.40 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 386.63 feet, and a chord bearing South 16°13'06" East, 469.53 feet, a distance of 504.59 feet as measured along said curve to a set Iron Pin; thence on a curve to the left, said curve having a radius of 132.45 feet, and a chord bearing South 13°07'57" East, 149.28 feet, a distance of 158.59 feet as measured along said curve to a set Iron Pin; thence on a curve to the right, said curve having a radius of 219.28 feet, and a chord bearing South 24°08'56" East, 173.37 feet, a distance of 178.24 feet as measured along said curve to a set Iron Pin; thence on a curve to the right, said curve having a radius of 150.65 feet, and a chord bearing South 22°02'22" West, 117.26 feet, a distance of 120.44 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 254.93 feet, and a chord bearing South 56°54'57" West, 105.78 feet, a distance of 106.55 as measured along said curve to a set Iron Pin; thence on a curve to the right, said curve having a radius of 153.56 feet, and a chord bearing North 85°28'12" West, 132.90 feet, a distance of 137.44 feet as measured along said curve to a set Iron Pin; thence on a curve to the left, said curve having a radius of 67.09 feet, and a chord bearing North 86°47'33" West, 60.84 feet, a distance of 63.15 feet as measured along said curve to a set Iron Pin; thence on a curve to the left, said curve having a radius of 89.13 feet, and a chord bearing South 22°42'11" West, 122.81 feet,

Exhibit B (Cont.)

a distance of 135.47 feet as measured along said curve to a set Iron Pin; thence South 25°08'33" East, 316.08 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 183.08 feet, and a chord bearing South 76°07'31" West, 359.11 feet, a distance of 647.18 feet as measured along said curve to a set Iron Pin; thence on a curve to the left, said curve having a radius of 338.49 feet, and a chord bearing North 17°52'58" West, 178.36 feet, a distance of 180.49 feet as measured along said curve to a set Iron Pin; thence North 30°59'44" West, 484.42 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 546.89 feet, and a chord bearing North 23°37'00" West, 140.48 feet, a distance of 140.87 feet as measured along said curve to a set Iron Pin; thence South 85°19'50" West, 97.05 feet to a set Iron Pin; thence North 39°08'35" West, 194.48 feet to a set Iron Pin; thence North 60°55'16" West, 77.06 feet to a set Iron Pin; thence on a curve to the left, said curve having a radius of 316.26 feet, and a chord bearing South 9°45'47" East, 396.71 feet, a distance of 428.80 feet as measured along said curve to a set Iron Pin; thence on a curve to the right, said curve having a radius of 273.02 feet, and a chord bearing South 7°54'05" East, 356.09 feet, a distance of 387.91 feet as measured along said curve to a set Iron Pin; thence South 46°14'21" East, 348.04 feet to a set Iron Pin; thence South 42°54'10" West, 206.70 feet to a set Iron Pin; thence North 57°12'32" West, 571.45 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 263.95, and a chord bearing North 33°56'14" West, 208.57 feet, a distance of 214.42 feet as measured along said curve to a set Iron Pin; thence on a curve to the left, said curve having a radius of 38.22 feet, and a chord bearing North 79°56'00" West, 71.50 feet, a distance of 92.42 feet as measured along said curve to a set Iron Pin; thence South 27°33'39" West, 409.21 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 135.28 feet, and a chord bearing North 82°12'30" West, 254.61 feet, a distance of 331.64 feet as measured along said curve to a set Iron Pin; thence on a curve to the right, said curve having a radius of 487.20 feet, and a chord bearing North 2°54'54" East, 250.42 feet, a distance of 253.26 feet as measured along said curve to a set Iron Pin; thence North 18°14'03" East, 1092.55 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 272.01 feet, and a chord bearing North 56°48'44" East, 339.24 feet, a distance of 366.30 feet as measured along said curve to a set Iron Pin; thence North 82°12'11" West, 361.73 feet to a set Iron Pin; thence South 19°05'02" West, 430.57 feet to a set Iron Pin; thence South 37°00'20" West, 391.30 feet to a set Iron Pin; thence South 3°30'26" West, 616.24 feet to a set Iron Pin; thence South 8°02'06" East, 366.99 feet to a set Iron Pin; thence South 19°50'03" East, 596.19 feet to a set Iron Pin; thence South 71°16'02" West, 86.86 feet to a set Iron Pin; thence North 19°50'03" West, 597.91 feet to a existing concrete monument; thence South 72°36'50" West, 32.72 feet to a existing concrete monument; thence North 5°11'45" West, 902.26 feet to a set Iron Pin in the East line of existing Kellogg Avenue, 60'R/W; thence continuing in said east line for the following 2 courses, North 12°01'47" East, 622.89 feet to a set Iron Pin; thence North 17°55'04" East, 237.60 feet to a set Iron Pin; thence along the East line of Proposed Kellogg Avenue, 60' R/W, as built, the following 6 courses, on a curve to the right, said curve having a radius of 270.00 feet, and a chord bearing North 56°24'01" East, 183.25 feet, a distance of 186.97 feet as measured along said curve to a set Iron Pin; thence North 76°14'17" East, 583.88 feet to a set Iron Pin; thence on a curve to the left, said curve having a radius of 330.00 feet, and a chord bearing North 31°34'30" East, 463.94 feet, a distance of 514.48 feet as measured along said curve to a set Iron Pin; thence North 13°05'17" West, 346.56 feet to a set Iron Pin; thence on a curve to the right, said curve having a radius of 1370.00 feet, and a chord bearing North 7°23'13" West, 272.18 feet, a distance of 272.63 feet as measured along said curve to a set Iron Pin; thence North 1°41'10" West, 44.84 feet to a set Iron Pin in the east line of existing Kellogg Avenue, 60'R/W; thence continuing in said East line the following 2 courses, North 4°14'04" East, 277.71 feet to a set Iron Pin; thence North 33°59'56" West, 92.36 feet to a set Iron Pin; thence North 62°43'05" East, 249.83 feet to a existing concrete monument; thence North 62°55'43" East, 238.34 feet to a existing Iron Pin; thence North 52°25'02" East, 123.88 feet to a existing Iron Pin; thence North 2°14'12" West, 213.64 feet to a set Iron Pin; thence North 70°41'20" East, 217.93 feet to a existing concrete monument; thence South 71°22'48" East, 407.56 feet to a existing concrete monument; thence South 52°25'49" East, 759.46 feet to a existing concrete monument; thence South 59°46'18" East, 172.29 feet to a existing concrete monument; thence South 13°51'41" East, 1050.00 feet to the Southwest Corner of Registered Land Certificate No. 226390 said point being South 0.90 feet and East 0.98 feet from a existing concrete leaning monument; thence

Exhibit B (Cont.)

South 76°06'13" West, 591.84 feet to a existing concrete monument; thence South 4°08'06" West, 295.36 feet to the Place of Beginning. Containing 6,299,269 square feet (144.611 acres) of land, more or less. Bearing are based on State Plane Coordinates, NAD83 (NSRS2007), State Plane Zone- Ohio South (3402). Subject to all legal highways, easements, and restrictors of record. This legal description is based on a survey performed under the direction of Joseph N. Koopman, Ohio Registration Number 7184.