

ATTACHMENT B
Easements to be Appropriated

PERMANENT EASEMENT NO. 4 – 4-KTC, LLC
(AUDITORS BOOK 671, PAGE 0021, PARCEL 0022)

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a sewer and sewer appurtenances in and upon the following described lands:

Situated in Section 31, Town 4, Entire Range 1, Miami Purchase, City of Reading, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at a point of intersection of the center line of Reading Road and south line of northwest quarter of Section 31;

thence South 83° 57' 58" East, along the Half Section line for a distance of 298.68 feet (passing an iron pin found at 47.21 feet in the easterly right-of-way line of Reading Road and being northwesterly corner of Lot 1 of Reinhold Industrial Subdivision, as recorded in P.B. 78, Pages 35 and 36, Hamilton County Recorder's Office) to a iron pin with cap found at southwesterly property corner of the 4-KTC, LLC tract as recorded in Deed Book 13655, page 1301 in the Hamilton County Recorder's Office, also being the True Point of Beginning for the herein described permanent easement;

thence North 39° 43' 26" East, leaving Half Section line of Section 31 and with westerly property line of the 4-KTC, LLC tract for a distance of 120.77 feet to a point;

thence South 65° 01' 39" East, leaving westerly property line of the referenced parcel and with a proposed permanent easement for a distance of 114.21 feet to a point;

thence South 18° 53' 20" East, continue with a proposed permanent easement for a distance of 69.93 feet to a point in the southerly property line of the 4-KTC, LLC tract and Half Section line of Section 31;

thence North 83° 57' 58" West, with southerly property line of the 4-KTC, LLC tract and the Half Section line of Section 31 for a distance of 204.49 feet to an iron pin with cap found at southwesterly property corner of 4-KTC, LLC tract, also being the True Point of Beginning, containing 13154 square feet more or less and being subject to all legal highways and easements of record.

The Bearings herein are based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAVD 1983 (CORS) system.

The above described easement is contained within the Hamilton County Auditor's Permanent Parcel Number 671-0021-0022.

Said permanent easement being in and upon the property conveyed to 4-KTC, LLC as recorded in Deed Book 13655, page 1301 in the Hamilton County Recorder's Office.

The above permanent easement is subject to the following restrictions:

No structure of any kind which can interfere with access to said public sewer shall be placed in or upon the permanent sewer easement, excepting items such as recreational surfaces, paved areas for parking lots, driveways, or other surfaces used for ingress or egress, plants, trees, shrubbery, fences, landscaping, or other similar items, being natural or artificial.

Any of the aforesaid surfaces, landscaping, or other similar items which may be placed upon such said permanent easement shall be so placed at the sole expense of the property owner, and the grantees or assigns of any permanent easement henceforth shall not be responsible to any present owners of the property, nor their heirs, executor, administrators or assigns, for the condition, damage to, or replacement of any such aforesaid items, or any other items placed upon the easement, resulting from the existence or use of the said permanent sewer easement by the grantees or assigns.

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with the approval not being unreasonably withheld.

This description was reviewed and prepared on April 26, 2023, by Valarry Goldfeder, Registered Surveyor No. 8171 of the State of Ohio.

By  Valarry Goldfeder, Ohio Reg. S-8171.
The seal is circular with a double-lined border. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The inner circle contains the name "VALARRY GOLDFEDER" and the number "S-8171". A signature is written across the seal.

Date 04/28/2023

TEMPORARY CONSTRUCTION EASEMENT NO 4 – 4-KTC, LLC
(AUDITORS BOOK 671, PAGE 0021, PARCEL 0022)

A temporary easement together with the right of entry for construction purposes. Said easement shall terminate when the project, Proposed Storm Sewer Replacement No. No. S184170-4 is completed and accepted by the City of Cincinnati. Said easement shall be in and upon the following lands:

Situated in Section 31, Town 4, Entire Range 1, Miami Purchase, City of Reading, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at a point of intersection of the center line of Reading Road and south line of northwest quarter of Section 31, being Half Section line of Section 31;

thence South 83° 57' 58" East, along the Half Section line of Section 31 for a distance of 298.68 feet (passing an iron pin found at 47.21 feet in the easterly right-of-way line of Reading Road and being northwesterly corner of Lot 1 of Reinhold Industrial Subdivision, as recorded in P.B. 78, Pages 35 and 36, Hamilton County Recorder's Office) to an iron pin with cap found at southwesterly property corner of 4-KTC, LLC tract as recorded in Deed Book 13655, page 1301 in the Hamilton County Recorder's Office;

thence North 39° 43' 26" East, leaving Half Section line of Section 31 and with westerly property line of the 4-KTC, LLC tract for a distance of 120.77 feet to a point, also being the True Point of Beginning for the herein described temporary construction easement;

thence North 39° 43' 26" East, continue with westerly property line of the 4-KTC, LLC tract for a distance of 181.10 feet to a point;

thence South 66° 53' 56" East, with temporary construction easement for a distance of 209.20 feet to a point in the easterly property line of the 4-KTC, LLC tract;

thence South 23° 06' 04" West, with easterly property line of the 4-KTC, LLC tract for a distance of 198.52 feet to southerly property line of 4-KTC, LLC tract and Half Section line of Section 31;

thence North 83° 57' 58" West, with southerly property line of the 4-KTC, LLC tract and Half Section line of Section 31 for a distance of 104.68 feet to a point;

thence North 18° 53' 20" West, leaving southerly property line of the 4-KTC, LLC tract and Half Section line of section 31 and with proposed permanent easement for a distance of 69.93 feet to a point;

thence North 65° 01' 39" West, with proposed permanent easement for a distance of 114.21 feet to a point in the westerly property line of 4-KTC, LLC, also being the True Point of Beginning, containing 46438 square feet more or less and being subject to all legal highways and easements of record.

The Bearings herein are based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAVD 1983 (CORS) system.

The above described easement is contained within the Hamilton County Auditor's Permanent Parcel Number 671-0021-0022.

Said temporary construction easement being in and upon the property conveyed to 4-KTC, LLC as recorded in Deed Book 13655, page 1301 in the Hamilton County Recorder's Office.

The above temporary construction easement is subject to the following restrictions:

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with the approval not being unreasonably withheld.

This description was reviewed and prepared on April 26, 2023, by Valarry Goldfeder, Registered Surveyor No. 8171 of the State of Ohio.

By

Valarry Goldfeder, Ohio Reg. S-8171.

Date

04/28/2023



PERMANENT EASEMENT NO. 3 – JKS PROPERTIES LLC
(AUDITORS BOOK 117, PAGE 0011, PARCEL 0052)

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a sewer and sewer appurtenances in and upon the following described lands:

Situated in Section 31, Town 4, Entire Range 1, Miami Purchase, City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at an iron pin found on easterly right-of-way line of Reading Road, at northwesterly property corner of the JKS Properties LLC tract as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office, and in the northwesterly corner of Lot 1 of Reinhold Industrial Subdivision, as recorded in P.B. 78, Pages 35 and 36, Hamilton County Recorder's Office, also being the True Point of Beginning for the herein described permanent easement;

thence South 83° 57' 58" East, with northerly property line of JKS Properties LLC tract and with Half Section line, for a distance of 455.96 feet to a point (passing iron pin with cap found at 251.47 feet);

thence South 82° 37' 15" West, leaving northerly property line of the referenced parcel and with a proposed permanent easement for a distance of 98.32 feet to a point;

thence North 83° 57' 58" West, with a proposed permanent easement for a distance of 100.51 feet to a point;

thence North 86° 29' 20" West, continue with a proposed permanent easement for a distance of 246.46 feet to a point;

thence South 43° 57' 44" West, with a proposed permanent easement for a distance of 80.03 feet to a point;

thence North 50° 12' 56" West, for a distance of 24.39 feet to a point in an easterly right-of-way line of Reading Road and westerly property line of JKS Properties LLC tract;

thence North 39° 54' 50" East, for a distance of 100.26 feet to an iron pin found on easterly right-of-way line of Reading Road, at northwesterly property corner of the JKS Properties LLC tract, also being the True Point of Beginning, containing 13042 square feet more or less and being subject to all legal highways and easements of record.

The Bearings herein are based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAVD 1983 (CORS) system.

The above described easement is contained within the Hamilton County Auditor's Permanent Parcel Number 117-0011-0052.

Said permanent easement being in and upon the property conveyed to JKS Properties LLC as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office.

The above permanent easement is subject to the following restrictions:

No structure of any kind which can interfere with access to said public sewer shall be placed in or upon the permanent sewer easement, excepting items such as recreational surfaces, paved areas for parking lots, driveways, or other surfaces used for ingress or egress, plants, trees, shrubbery, fences, landscaping, or other similar items, being natural or artificial.

Any of the aforesaid surfaces, landscaping, or other similar items which may be placed upon such said permanent easement shall be so placed at the sole expense of the property owner, and the grantees or assigns of any permanent easement henceforth shall not be responsible to any present owners of the property, nor their heirs, executor, administrators or assigns, for the condition, damage to, or replacement of any such aforesaid items, or any other items placed upon the easement, resulting from the existence or use of the said permanent sewer easement by the grantees or assigns.

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with the approval not being unreasonably withheld.

This description was reviewed and prepared on April 26, 2023, by Valarry Goldfeder, Registered Surveyor No. 8171 of the State of Ohio.



Date 04/28/2023

TEMPORARY CONSTRUCTION EASEMENT NO 3 – JKS PROPERTIES LLC
(AUDITORS BOOK 117, PAGE 0011, PARCEL 0052)

A temporary easement together with the right of entry for construction purposes. Said easement shall terminate when the project, Proposed Storm Sewer Replacement No. No. S184170-4 is completed and accepted by the City of Cincinnati. Said easement shall be in and upon the following lands:

Situated in Section 31, Town 4, Entire Range 1, Miami Purchase, City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at an iron pin found on easterly right-of-way line of Reading Road, at the northwesterly property corner of the JKS Properties LLC tract as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office, and in the northwesterly corner of Lot 1 of Reinhold Industrial Subdivision, as recorded in P.B. 78, Pages 35 and 36, Hamilton County Recorder's Office;

thence South 39° 54' 50" West, with said right-of-way line and westerly property line of the JKS Properties LLC tract for a distance of 100.26 feet to a point;

thence South 50° 12' 56" East, for a distance of 24.39 feet to a point in a proposed permanent easement, also being the True Point of Beginning for the herein described easement;

thence North 43° 57' 44" East, with proposed permanent easement for a distance of 80.03 feet to a point;

thence South 86° 29' 20" East, continue with a proposed permanent easement for a distance of 246.46 feet to a point;

thence South 83° 57' 58" East, continue with a proposed permanent easement for a distance of 100.51 feet to a point;

thence North 82° 37' 15" East, with a proposed permanent easement for a distance of 98.32 feet to a point in the northerly property line of JKS Properties LLC tract and Half Section line;

thence South 83° 57' 58" East, with a northerly property line of JKS Properties LLC tract and Half Section line for a distance of 179.47 feet to a point in the easterly property line of JKS Properties LLC tract;

thence South 25° 21' 24" West, with an easterly property line of JKS Properties LLC tract and for a distance of 42.39 feet to a point;

thence North 83° 57' 58" West, leaving a easterly property line of JKS Properties LLC tract and with proposed temporary construction easement for a distance of 290.48 feet to a point;

thence North 86° 29' 20" West, continue with proposed temporary construction easement for a distance of 300.59 feet to a point;

thence South 43° 57' 44" West, continue with proposed temporary construction easement for a distance of 69.34 feet to a point;

thence North 50° 12' 56" West, for a distance of 20.05 feet to a point in a permanent easement, also being the True Point of Beginning, containing 17496 square feet more or less and being subject to all legal highways and easements of record.

The Bearings herein are based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAVD 1983 (CORS) system.


The above described easement is contained within the Hamilton County Auditor's Permanent Parcel Number 117-0011-0052.

Said temporary construction easement being in and upon the property conveyed to JKS Properties LLC as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office.

The above temporary construction easement is subject to the following restrictions:

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with the approval not being unreasonably withheld.

This description was reviewed and prepared on April 26, 2023, by Valarry Goldfeder, Registered Surveyor No. 8171 of the State of Ohio.

By 
Valarry Goldfeder, Ohio Reg. S-8171.

Date 04/28/2023



TEMPORARY CONSTRUCTION EASEMENT NO 2 – JKS PROPERTIES LLC
(AUDITORS BOOK 117, PAGE 0011, PARCEL 0004)

A temporary easement together with the right of entry for construction purposes. Said easement shall terminate when the project, Proposed Storm Sewer Replacement No. No. S184170-4 is completed and accepted by the City of Cincinnati. Said easement shall be in and upon the following lands:

Situated in Section 31, Town 4, Entire Range 1, Miami Purchase, City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at an iron pin found on easterly right-of-way line of Reading Road, and in the northwesterly corner of Lot 1 of Reinhold Industrial Subdivision, as recorded in P.B. 78, Pages 35 and 36, Hamilton County Recorder's Office;

thence South 39° 54' 50" West, with said right-of-way line for a distance of 100.26 feet to a point in the northwest corner of the JKS Properties LLC tract as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office;

thence South 50° 12' 56" East, leaving easterly right-of-way line of Reading Road for a distance of 24.39 feet to a point in a proposed temporary construction easement, also being the True Point of Beginning for the herein described easement;

thence South 50° 12' 56" East, with proposed temporary construction easement for a distance of 20.05 feet to a point;

thence South 43° 57' 44" West, continue with proposed temporary construction easement for a distance of 14.96 feet to a point in a southerly property line of JKS Properties LLC tract;

thence North 50° 12' 56" West, with southerly property line of JKS Properties LLC tract for a distance of 20.05 feet to a point in a permanent easement;

thence North 43° 57' 44" East, with proposed permanent easement for a distance of 14.96 feet to a point, also being the True Point of Beginning, containing 299 square feet more or less and being subject to all legal highways and easements of record.

The Bearings herein are based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAVD 1983 (CORS) system.

The above described easement is contained within the Hamilton County Auditor's Permanent Parcel Number 117-0011-0004.

Said temporary construction easement being in and upon the property conveyed to JKS Properties LLC as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office.

The above temporary construction easement is subject to the following restrictions:

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with the approval not being unreasonably withheld.

This description was reviewed and prepared on April 24, 2023, by Valarry Goldfeder, Registered Surveyor No. 8171 of the State of Ohio.

By 
Valarry Goldfeder, Ohio Reg. S-8171.



Date 04/28/2023

PERMANENT EASEMENT NO. 2 – JKS PROPERTIES LLC
(AUDITORS BOOK 117, PAGE 0011, PARCEL 0004)

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a sewer and sewer appurtenances in and upon the following described lands:

Situated in Section 31, Town 4, Entire Range 1, Miami Purchase, City of Cincinnati, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at an iron pin found on easterly right-of-way line of Reading Road, and in the northwesterly corner of Lot 1 of Reinhold Industrial Subdivision, as recorded in P.B. 78, Pages 35 and 36, Hamilton County Recorder's Office;

thence South 39° 54' 50" West, with said right-of-way line for a distance of 100.26 feet to a point in the northwest corner of the JKS Properties LLC as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office, also being the True Point of Beginning for the herein described permanent easement;

thence South 50° 12' 56" East, leaving easterly right-of-way line of Reading Road for a distance of 24.39 feet to a point in a proposed permanent easement;

thence South 43° 57' 44" West, for a distance of 14.96 feet to a point in a southerly property line of JKS Properties LLC tract;

thence North 50° 12' 56" West, with said property line for a distance of 23.33 feet to a point in a easterly right-of-way line of Reading Road and westerly property line of JKS Properties LLC tract;

thence North 39° 54' 50" East, with easterly right-of-way line of Reading Road and westerly property line of JKS Properties LLC tract for a distance of 14.92 feet to a point, also being the True Point of Beginning, containing 356 square feet more or less and being subject to all legal highways and easements of record.

The Bearings herein are based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAVD 1983 (CORS) system.

The above described easement is contained within the Hamilton County Auditor's Permanent Parcel Number 117-0011-0004.

Said permanent easement being in and upon the property conveyed to JKS Properties LLC as recorded in Deed Book 12866, page 1176 in the Hamilton County Recorder's Office.

The above permanent easement is subject to the following restrictions:

No structure of any kind which can interfere with access to said public sewer shall be placed in or upon the permanent sewer easement, excepting items such as recreational surfaces, paved areas for parking lots, driveways, or other surfaces used for ingress or egress, plants, trees, shrubbery, fences, landscaping, or other similar items, being natural or artificial.

Any of the aforesaid surfaces, landscaping, or other similar items which may be placed upon such said permanent easement shall be so placed at the sole expense of the property owner, and the grantees or assigns of any permanent easement henceforth shall not be responsible to any present owners of the property, nor their heirs, executor, administrators or assigns, for the condition, damage to, or replacement of any such aforesaid items, or any other items placed upon the easement, resulting from the existence or use of the said permanent sewer easement by the grantees or assigns.

Any deviation from the aforesaid restrictions shall be petitioned by written request to the grantees or their assigns. Each such request shall be considered on an individual basis with the approval not being unreasonably withheld.

This description was reviewed and prepared on April 24, 2023, by Valarry Goldfeder, Registered Surveyor No. 8171 of the State of Ohio.

By 
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Date 04/28/2023