

EXHIBIT A

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 04/27/18

PID 93822

**PARCEL 21-WD 50
SUM-91-15.67
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF HUDSON, SUMMIT COUNTY, OHIO**

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

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Hudson, located in the Original Lot 75 of Hudson Township, Township 10 North, Range 4 West of the Connecticut Western Reserve and being part of a 0.612 acre tract as described in a deed to Angela M. Kirchner and Joseph D. Kirchner in Instrument Number 56283409 (All records are on file at the Recorder's Office, Summit County, Ohio) and said parcel being more fully described as follows:

Commencing at a proposed Monument Box Assembly to be set located at the centerline of survey for Darrow Road, being Darrow Road centerline Sta. 358+34.58 as shown in SUM-91-15.67 Right of Way plans prepared by ms consultants, inc. for the City of Hudson, Summit County, Ohio, said monument being on the westerly line of said Original Lot 76, the easterly line of Original Lot 75, said monument being the centerline intersection of Darrow Road and the centerline of right of way of Edgar Drive and being North 00° 47' 51" West and a distance of 676.36 feet from proposed Monument Box Assembly set at the intersection of Darrow Road and Valley View Road;

Thence South 00° 47' 51" East, following the centerline of Darrow Road, for a distance of 205.00 feet to the northeasterly corner of said 0.612 acre tract, the southeasterly corner of a 0.612 acre as described in a deed to Clarence E. Danford in Instrument number 55665770 and having a centerline station of 356+29.58~0.00' Lt. and also being the **True Place of Beginning** of the parcel herein described;

Thence South 00° 47' 51" East, continuing along the centerline of Darrow Road and the easterly line of said 0.612 acre Kirchner tract, for a distance of 90.00 feet to the southeasterly corner of

EXHIBIT A

Page 2 of 2

LPA RX 851 WD

Rev. 06/09

said 0.612 acre tract and the northeasterly corner of a 0.738 acre tract as described in a deed to Sally A. Bauknecht and James A. Bauknecht Revocable Trust in Instrument Number 5495625;

Thence South 89° 23' 29" West, following the southerly line of said 0.612 acre tract, the northerly line of said 0.738 acre tract and crossing the right of way of Darrow Road at a distance of 33.00 feet, for a total distance of 42.00 feet to an iron pin set;

Thence North 00° 47' 51" West, passing through said 0.612 acre tract, for a distance of 90.00 feet to an iron pin set on the northerly line of said 0.612 acre tract and the southerly line of said 0.612 acre Danford tract;

Thence North 89° 23' 29" East, following the northerly line of said 0.612 acre Kirchner tract and the southerly line of said 0.612 acre Danford tract, for a distance of 42.00 feet to the **True Place of Beginning**, and containing within said bounds 3,780 square feet or 0.087 acres of land, more or less, contained within Summit County Auditor Parcel Number 3001844, of which the Present Road Occupied is 0.068 acres and having a net take of 0.019 acres.

All iron pin set are 5/8"x30" rebar with a yellow 'MS CONS INC.' identifying cap.

Bearings are based on the Ohio State Plane Coordinate System, North Zone and North American Datum of 1983, (2011), as established from a GPS survey performed by ms consultants, inc. in 2016, occupying monument station HU 107 "CE0575" and station Summit County GIS 60 "GS0060". The bearing between "GS0060" and "CE0575" is North 88° 18' 37" East.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 04/27/18

PID 93822

**PARCEL 42-WD
SUM-91-15.67
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF HUDSON, SUMMIT COUNTY, OHIO**

JEC

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

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Hudson, located in the Original Lot 86 of Hudson Township, Township 10 North, Range 4 West of the Connecticut Western Reserve and being part of a 1.181 acre tract as described in a deed to John J. Carse and Debra J. Carse in Instrument Number 54968800 (All records are on file at the Recorder's Office, Summit County, Ohio) and said parcel being more fully described as follows:

Commencing at a proposed Monument Box Assembly to be set located on the centerline of survey for Darrow Road, being Darrow Road centerline P.I. Sta. 383+86.09 as shown in SUM-91-15.67 Right of Way plans prepared by ms consultants, inc. for the City of Hudson, Summit County, Ohio, said monument being on the westerly line of said Original Lot 86, the easterly line of Original Lot 85, being the centerline intersection of Darrow Road and the centerline of construction of Hines Hill Road, and also being South 00° 54' 56" East and a distance of 1,700.40 feet from a Monument Box Assembly found at northeasterly corner of Original Lot 85, the northwesterly corner of Original Lot 86 and being the intersection of the centerline of Darrow Road and the centerline of Middleton Road;

Thence North 00° 54' 56" West, following the centerline of Darrow Road, for a distance of 28.77 feet to the southwest corner of said 1.181 acre tract, the northwesterly corner of a 2.872 acre tract as described in a deed to HudsonLakeforest6, LLC in Instrument Number 56310617 and having a centerline station of 384+14.86~0.00' Rt. and also being the **True Place of Beginning** of the parcel herein described;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence North $00^{\circ} 54' 56''$ West, following the centerline of Darrow Road and the westerly line of said 1.181 acre tract, for a distance of 279.70 feet to the northwesterly corner of said 1.181 acre tract;

Thence North $89^{\circ} 05' 03''$ East, leaving said centerline, perpendicular to the previous course and crossing the right of way of Darrow Road, for a distance of 33.00 feet to an iron pin set on the easterly right of way of Darrow Road;

Thence South $00^{\circ} 54' 56''$ East, following said right of way and passing through said 1.181 acre tract, for a distance of 219.56 feet to an iron pin set;

Thence leaving said right of way and continuing through said 1.181 acre tract, for the following three (3) courses and distances;

1. North $89^{\circ} 05' 04''$ East, for a distance of 7.00 feet to an iron pin set;
2. South $00^{\circ} 54' 56''$ East, for a distance of 45.00 feet to an iron pin set;
3. South $89^{\circ} 05' 04''$ West, for a distance of 7.00 feet to an iron pin set on the easterly right of way of Darrow Road;

Thence South $00^{\circ} 54' 56''$ East, following said right of way and continuing through said 1.181 acre tract, for a distance of 13.58 feet to a 1" iron pipe found on the southerly line of said 1.181 acre tract and the northerly line of said 2.872 acre tract;

Thence South $86^{\circ} 22' 27''$ West, following the southerly line of said 1.181 acre tract and the northerly line of said 2.872 acre tract, for a distance of 33.03 feet to the **True Place of Beginning**, and containing within said bounds 9,519 square feet or 0.219 acres of land, more or less, within Summit County Auditor Parcel No. 3006952, of which the Present Road Occupied is 0.211 acres and having a net take of 0.008 acres.

All iron pin set are 5/8"x30" rebar with a yellow 'MS CONS INC.' identifying cap.

Bearings are based on the Ohio State Plane Coordinate System, North Zone and North American Datum of 1983, (2011), as established from a GPS survey performed by ms consultants, inc. in 2016, occupying monument station HU 107 "CE0575" and station Summit County GIS 60 "GS0060". The bearing between "GS0060" and "CE0575" is North $88^{\circ} 18' 37''$ East.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

LPA RX 851 WD

EXHIBIT A

Page 3 of 3

Rev. 06/09

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 04/27/18

PID 93822

**PARCEL 42-T1
SUM-91-15.67
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT DRIVE & GRADING
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF HUDSON, SUMMIT COUNTY, OHIO**

Dea

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Hudson, located in the Original Lot 86 of Hudson Township, Township 10 North, Range 4 West of the Connecticut Western Reserve and being part of a 1.181 acre tract as described in a deed to John J. Carse and Debra J. Carse in Instrument Number 54968800 (All records are on file at the Recorder's Office, Summit County, Ohio) and said parcel being more fully described as follows:

Commencing at a proposed Monument Box Assembly to be set located on the centerline of survey for Darrow Road, being Darrow Road centerline P.I. Sta. 383+86.09 as shown in SUM-91-15.67 Right of Way plans prepared by ms consultants, inc. for the City of Hudson, Summit County, Ohio, said monument being on the westerly line of said Original Lot 86, the easterly line of Original Lot 85, being the centerline intersection of Darrow Road and the centerline of construction of Hines Hill Road, and also being South 00° 54' 56" East and a distance of 1,700.40 feet from a Monument Box Assembly found at northeasterly corner of Original Lot 85, the northwesterly corner of Original Lot 86 and being the intersection of the centerline of Darrow Road and the centerline of Middleton Road;

Thence North 00° 54' 56" West, following the centerline of Darrow Road, for a distance of 28.77 feet to the southwesterly corner of said 1.181 acre tract and the northwesterly corner of a 2.872 acre tract as described in a deed to HudsonLakeforest6, LLC in Instrument Number 56310617;

Thence North 86° 22' 27" East, following the southerly line of said 1.181 acre tract, the northerly line of said 2.872 acre tract and crossing the right of way of Darrow Road, for a distance of 33.03 feet to a 1" iron pipe found and having a centerline station of 384+16.42~33.00' Rt. and also being the **True Place of Beginning** of the parcel herein described;

Thence North 00° 54' 56" West, following the easterly right of way of Darrow Road and passing through said 1.181 acre tract, for a distance of 13.58 feet to a point;

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

Thence leaving said right of way and continuing through said 1.181 acre tract, for the following four (4) courses and distances;

1. North 89° 05' 04" East, for a distance of 7.00 feet to a point;
2. North 00° 54' 56" West, for a distance of 18.00 feet to a point;
3. South 26° 07' 00" East, for a distance of 18.79 feet to a point;
4. South 09° 10' 43" East, for a distance of 13.92 feet the southerly line of said 1.181 acre tract and the northerly line of said 2.872 acre tract;

Thence South 86° 22' 27" West, following the southerly line of said 1.181 acre tract and the northerly line of said 2.872 acre tract, for a distance of 17.02 feet to the **True Place of Beginning**, and containing within said bounds 288 square feet or 0.007 acres of land, more or less, within Summit County Auditor Parcel No. 3006952, of which the Present Road Occupied is 0.000 acres.

Bearings are based on the Ohio State Plane Coordinate System, North Zone and North American Datum of 1983, (2011), as established from a GPS survey performed by ms consultants, inc. in 2016, occupying monument station HU 107 "CE0575" and station Summit County GIS 60 "GS0060". The bearing between "GS0060" and "CE0575" is North 88° 18' 37" East.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 04/27/18

PID 93822

**PARCEL 42-T2
SUM-91-15.67
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
CITY OF HUDSON, SUMMIT COUNTY, OHIO**

Jen

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, City of Hudson, located in the Original Lot 86 of Hudson Township, Township 10 North, Range 4 West of the Connecticut Western Reserve and being part of a 1.181 acre tract as described in a deed to John J. Carse and Debra J. Carse in Instrument Number 54968800 (All records are on file at the Recorder's Office, Summit County, Ohio) and said parcel being more fully described as follows:

Commencing at a proposed Monument Box Assembly to be set located on the centerline of survey for Darrow Road, being Darrow Road centerline P.I. Sta. 383+86.09 as shown in SUM-91-15.67 Right of Way plans prepared by ms consultants, inc. for the City of Hudson, Summit County, Ohio, said monument being on the westerly line of said Original Lot 86, the easterly line of Original Lot 85, being the centerline intersection of Darrow Road and the centerline of construction of Hines Hill Road, and also being South 00° 54' 56" East and a distance of 1,700.40 feet from a Monument Box Assembly found at northeasterly corner of Original Lot 85, the northwesterly corner of Original Lot 86 and being the intersection of the centerline of Darrow Road and the centerline of Middleton Road;

Thence North 00° 54' 56" West, following the centerline of Darrow Road, for a distance of 28.77 feet to the southwesterly corner of said 1.181 acre tract and the northwesterly corner of a 2.872 acre tract as described in a deed to HudsonLakeforest6, LLC in Instrument Number 56310617;

Thence North 86° 22' 27" East, following the southerly line of said 1.181 acre tract, the northerly line of said 2.872 acre tract and crossing the right of way of Darrow Road, for a distance of 33.03 feet to a 1" iron pipe found on the easterly right of way of Darrow Road;

Thence North 00° 54' 56" West, following said right of way and passing through said 1.181 acre tract, for a distance of 58.58 feet to a point having a centerline station of 384+75.00~33.00' Rt. and also being the **True Place of Beginning** of the parcel herein described;

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

Thence North $00^{\circ} 54' 56''$ West, continuing along said right of way and through said 1.181 acre tract, for a distance of 70.00 feet to a point;

Thence South $06^{\circ} 37' 34''$ East, leaving said right of way and continuing through said 1.181 acre tract, for a distance of 70.35 feet to a point;

Thence South $89^{\circ} 05' 04''$ West, continuing through said 1.181 acre tract, for a distance of 7.00 feet to the **True Place of Beginning**, and containing within said bounds 245 square feet or 0.006 acres of land, more or less, within Summit County Auditor Parcel No. 3006952, of which the Present Road Occupied is 0.000 acres.

Bearings are based on the Ohio State Plane Coordinate System, North Zone and North American Datum of 1983, (2011), as established from a GPS survey performed by ms consultants, inc. in 2016, occupying monument station HU 107 "CE0575" and station Summit County GIS 60 "GS0060". The bearing between "GS0060" and "CE0575" is North $88^{\circ} 18' 37''$ East.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.