

EXHIBIT A

Date: January 22, 2018
Description: Sanitary Sewer Easement (1-S)
Lot #52 – Biltmore Plat, Section One
Parcel No. H33 00108 0020
Location: City of Trotwood
Montgomery County, Ohio



Situate in the State of Ohio, Section 15, Town 4, Range 5 East, East of the First Principal Meridian, City of Trotwood, Montgomery County and being a Sanitary Sewer Easement in part of Lot #52 of Biltmore Plat, Section One as recorded in Plat Book OO, Page 42 of the Montgomery County, Ohio Recorder's Office and being in part of the lands of Candida Lizarraga Rodrigues as recorded in I.R. Deed 17-0360069 of the Montgomery County Recorder's Office and being further described as follows:

Commencing at the southwest corner of said Lot #52 of Biltmore Plat, Section One and being on the northerly right of way of Rio Grande Drive; thence, leaving the northerly right of way of said Rio Grande Drive and with the westerly boundary of said Lot #52, North 39° 08' 57" West, 118.07 feet to the **True Point of Beginning**;

thence, continuing with the westerly boundary of said Lot #52, North 39° 08' 57" West, 20.23 feet;

thence, leaving the westerly boundary of said Lot #52 and through said Lot #52 for the following three courses:

- 1) North 42° 10' 34" East, 15.10 feet;
- 2) South 47° 49' 26" East, 20.00 feet;
- 3) South 42° 10' 34" West, 18.15 feet to the **True Point of Beginning**, containing 333 square feet or 0.008 acres of land, more or less and being subject to all highways, easements, restrictions, and agreements of record.

The above description was prepared from an Exhibit prepared by Bayer Becker, David Douglas Smith, Professional Surveyor #7121 in the State of Ohio, January 22, 2018.

Basis of Bearings: NAD83 GPS Observations, (O.D.O.T. VRS/RTK Network), Ohio South Zone 3402.

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