

**ORDINANCE NO. 2023-20**

AN ORDINANCE AUTHORIZING THE PURCHASE OF TEMPORARY AND PERMANENT RIGHT-OF-WAY FOR THE TODHUNTER ROAD CULVERT REPLACEMENT PROJECT FROM ROSEMARY RAMEY.

WHEREAS, the purchase of the within described right-of-way will allow the roadway to be widened making it safer without requiring guardrails.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: Council hereby authorizes the purchase of temporary and permanent right-of-way for the Todhunter Road Culvert Replacement Project from Rosemary Ramey in the amount of \$4,807.00 as set forth on Exhibit "1" attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: September 26, 2023

ATTEST:

APPROVED:

  
\_\_\_\_\_  
Clerk of Council

  
\_\_\_\_\_  
Mayor

First Reading: September 12, 2023

This legislation was enacted in an open meeting pursuant to the terms and provisions of the Sunshine Law, Section 121.22 of the Ohio Revised Code.

**"I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.**

  
\_\_\_\_\_  
Clerk of Council  
City of Monroe, Ohio

LPA RE 807  
Rev. 10/2017

TE  
LPA

### **TEMPORARY EASEMENT**

Rosemary Ramey, married the Grantor(s), in consideration of the sum of \$262.00, to be paid by the City of Monroe, Ohio, the Grantee, does grant to Grantee the temporary easement(s) to exclusively occupy and use for the purposes mentioned in Exhibit A the following described real estate:

PARCEL(S): 2, 3 -T

CITY OF MONROE-TODHUNTER ROAD

SEE EXHIBIT A ATTACHED

Butler County Current Tax Parcel No. C1800002000007, C1800002000009  
Prior Instrument Reference: Bk. 8300 Pg. 917 and Bk. 8258 Pg. 2342, Butler County Recorder's Office.

To have and to hold the temporary easement(s), for the aforesaid purposes and for the anticipated period of time described below, unto the Grantee, its successors and assigns.


The duration of the temporary easement(s) granted to the Grantee is 18 months immediately following the date on which the work described above is first commenced by the Grantee, or its duly authorized employees, agents, and contractors.

The temporary easement(s) interest granted is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

And, for the consideration hereinabove written, Jy Ramey, the spouse of Rosemary Ramey, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

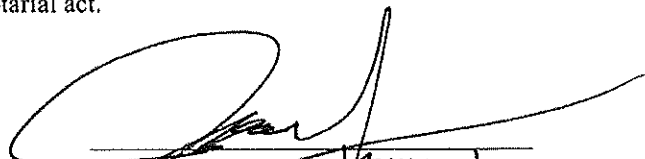
IN WITNESS WHEREOF Rosemary Ramey and Jy Ramey have hereunto set their hands on the 25 day of July, 2023

  
ROSEMARY RAMEY, WIFE

  
JY RAMEY, HUSBAND

STATE OF OHIO, COUNTY OF BUTLER SS:

The foregoing instrument was acknowledged before me this 20 day of July, 2023 by Rosemary Ramey and Jy Ramey. No oath or affirmation was administered to either Rosemary Ramey or Jy Ramey with regard to the notarial act.

  
James Jones  
NOTARY PUBLIC  
My Commission expires: 6/29/27

This form LPA RE 831-I was updated to conform to new notarial language requirements as per Revised Code 147.542.

This document was prepared by City of Monroe

**EXHIBIT A**

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. 03/28/2023

PID C1800002000007

**PARCEL C1800002000007-T1  
TODHUNTER ROAD - SECTION 13 - TOWN 2 - RANGE 4  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT ROADWAY IMPROVEMENTS  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF MONROE, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 13, Town 2, Range 4, located in the original Ohio subdivision "Between the Miamis", and being part of a 5.036 acre tract conveyed to Rosemary Ramey in **O.R. Volume 8258, Pg. 2342** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the southwest corner of said tract, said point being on the centerline of Todhunter Road and also the south line of Section 13; thence leaving said centerline and along the west line of said tract **N 4°37'41" E** a distance of 40.00 feet to a point on the proposed north right of way line previously described for Todhunter road, said point also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence continuing along said west line **N 4°37'41" E** a distance of **30.00 feet** to a point;
2. Thence leaving said west line **S 84°36'46" E** a distance of **30.00 feet** to a point;
3. Thence along a line bearing **S 53°38'57" E** a distance of **58.31 feet** to a point on said proposed north right of way line for Todhunter road;
4. Thence along said proposed north right of way line **N 84°36'46" W** a distance of **79.60 feet** to a point and returning to the POINT OF BEGINNING.

Containing 1,644.04 square feet (**0.0377 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

**EXHIBIT A**

LPA RX 887 T

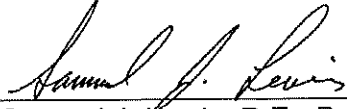
Rev. 07/09

This description being the same boundary as graphically depicted on the attached Exhibit "B".

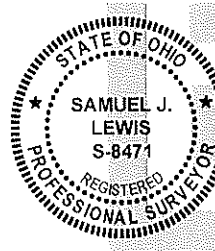
The parent tract is currently identified as Parcel ID C1800002000007 by the Butler County Auditor and is more commonly known as 440 Todhunter Road.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

**JONES WARNER CONSULTANTS, INC.**

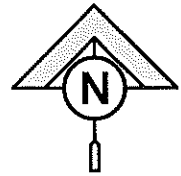


Samuel J. Lewis, P.E., P.S.  
Ohio Registered Land Surveyor No. 8471



Digitally signed by  
Samuel J. Lewis,  
P.E., P.S., LEED GA  
Location: Franklin, OH  
Reason: I am the  
author of this  
document  
Contact info: (937)  
704-9868  
Date: 2023.03.29  
09:23:02-04'00'

# EXHIBIT "B"

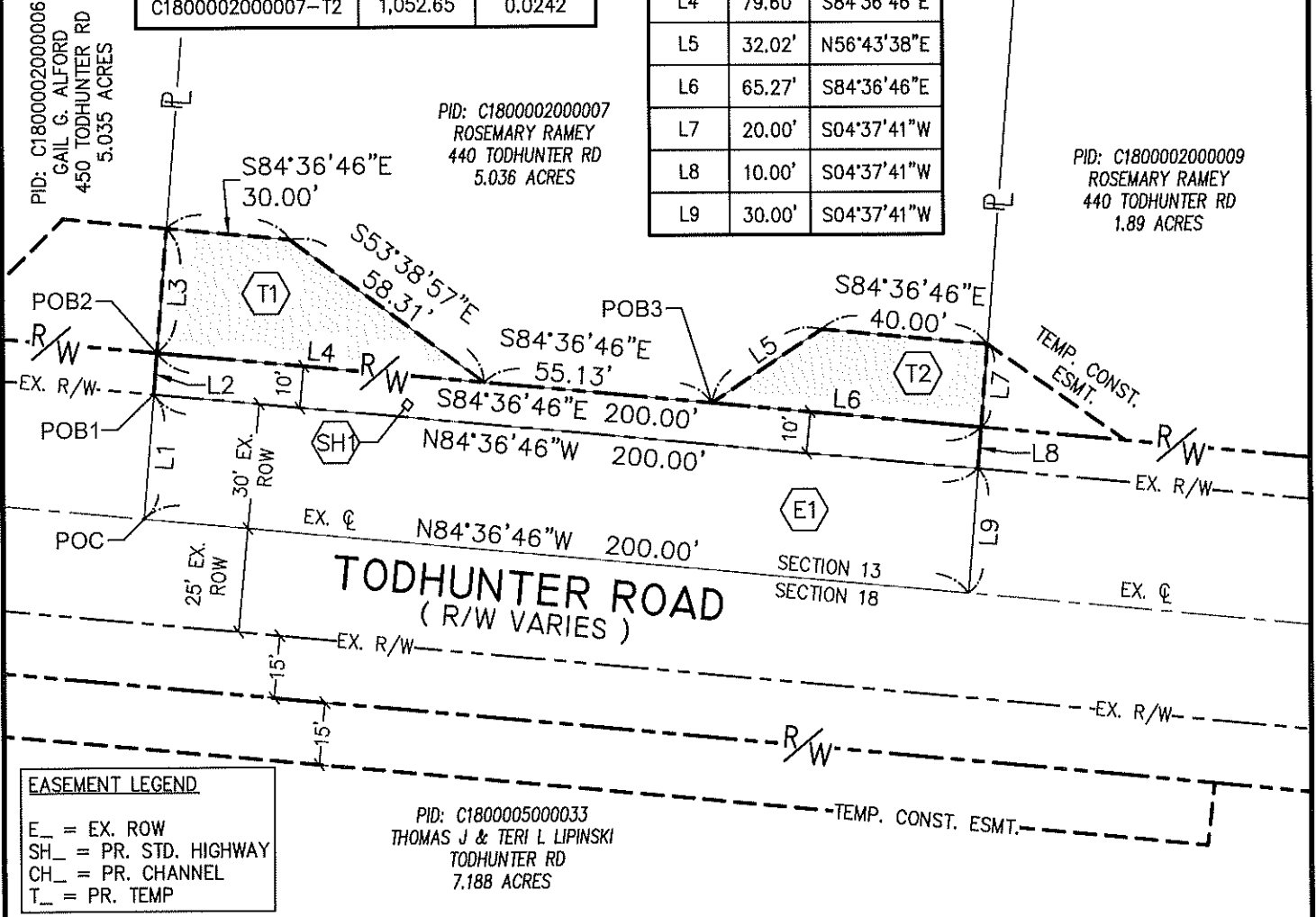


NORTH BASED ON STATE  
PLANE COORDINATES  
OHIO SOUTH ZONE US FT

THIS IS NOT A  
BOUNDARY SURVEY

PARCEL AREAS		
PARCEL ID	AREA (SF)	AREA (AC)
C1800002000007-E1	5,999.90	0.1377
C1800002000007-SH1	1,999.97	0.0459
C1800002000007-T1	1,644.04	0.0377
C1800002000007-T2	1,052.65	0.0242

LINE TABLE		
Line #	Length	Direction
L1	30.00'	N04°37'41"E
L2	10.00'	N04°37'41"E
L3	30.00'	N04°37'41"E
L4	79.60'	S84°36'46"E
L5	32.02'	N56°43'38"E
L6	65.27'	S84°36'46"E
L7	20.00'	S04°37'41"W
L8	10.00'	S04°37'41"W
L9	30.00'	S04°37'41"W



PID: C1800002000007  
ROSEMARY RAMEY  
440 TODHUNTER RD  
5.036 ACRES

PID: C1800002000009  
ROSEMARY RAMEY  
440 TODHUNTER RD  
1.89 ACRES

PID: C1800005000033  
THOMAS J & TERI L LIPINSKI  
TODHUNTER RD  
7.188 ACRES

**EASEMENT LEGEND**

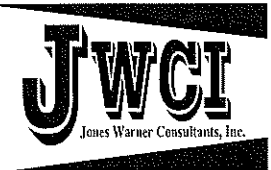
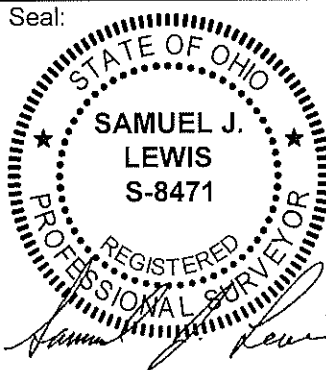
- E\_ = EX. ROW
- SH\_ = PR. STD. HIGHWAY
- CH\_ = PR. CHANNEL
- T\_ = PR. TEMP

DATE: 3/28/2023

SCALE: 1"=40'

## PROPOSED EASEMENTS PID: C1800002000007 ROSEMARY RAMEY

PROJECT LOCATION	PREPARED FOR
TODHUNTER ROAD CITY OF MONROE BUTLER COUNTY, OHIO	CITY OF MONROE, OHIO 233 SOUTH MAIN STREET MONROE, OH 45050-0330



www.joneswarner.com  
Voice: (855) 704-5924  
Fax: (937) 704-9949  
jwci@joneswarner.com

EXHIBIT "B"

**EXHIBIT A**

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. 03/28/2023

PID C1800002000007

**PARCEL C1800002000007-T2  
TODHUNTER ROAD - SECTION 13 - TOWN 2 - RANGE 4  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT ROADWAY IMPROVEMENTS  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF MONROE, BUTLER COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

---

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 13, Town 2, Range 4, located in the original Ohio subdivision "Between the Miamis", and being part of a 5.036 acre tract conveyed to Rosemary Ramey in **O.R. Volume 8258, Pg. 2342** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the southwest corner of said tract, said point being on the centerline of Todhunter Road and also the south line of Section 13; thence leaving said centerline and along the west line of said tract **N 4°37'41" E** a distance of 40.00 feet to a point on the proposed north right of way line previously described for Todhunter Road; thence leaving said west line and along said proposed right of way line **S 84°36'46" E** a distance of 134.73 feet to a point, said point also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence leaving said proposed right of way line **N 56°43'38" E** a distance of **32.02 feet** to a point;
2. Thence along a line bearing **S 84°36'46" E** a distance of **40.00 feet** to a point on the east line of said tract;
3. Thence along said east line **S 4°37'41" W** a distance of **20.00 feet** to a point on said proposed right of way line for Todhunter Road;
4. Thence leaving said east line and along said proposed right of way line **N 84°36'46" W** a distance of **65.27 feet** to a point and returning to the POINT OF BEGINNING.

Containing 1,052.65 square feet (**0.0242 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

**EXHIBIT A**

LPA RX 887 T

Rev. 07/09

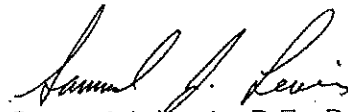
The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

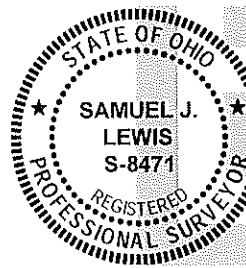
This description being the same boundary as graphically depicted on the attached Exhibit "B".

The parent tract is currently identified as Parcel ID C1800002000007 by the Butler County Auditor and is more commonly known as 440 Todhunter Road.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

**JONES WARNER CONSULTANTS, INC.**

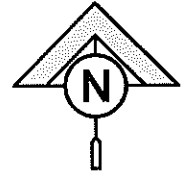
  
\_\_\_\_\_  
Samuel J. Lewis, P.E., P.S.  
Ohio Registered Land Surveyor No. 8471



Digitally signed by  
Samuel J. Lewis, P.E.,  
P.S., LEED GA  
Location: Franklin, OH  
Reason: I am the author  
of this document  
Contact Info: (937)  
704-9868  
Date: 2023.03.29  
09:31:03-04'00'



# EXHIBIT "B"

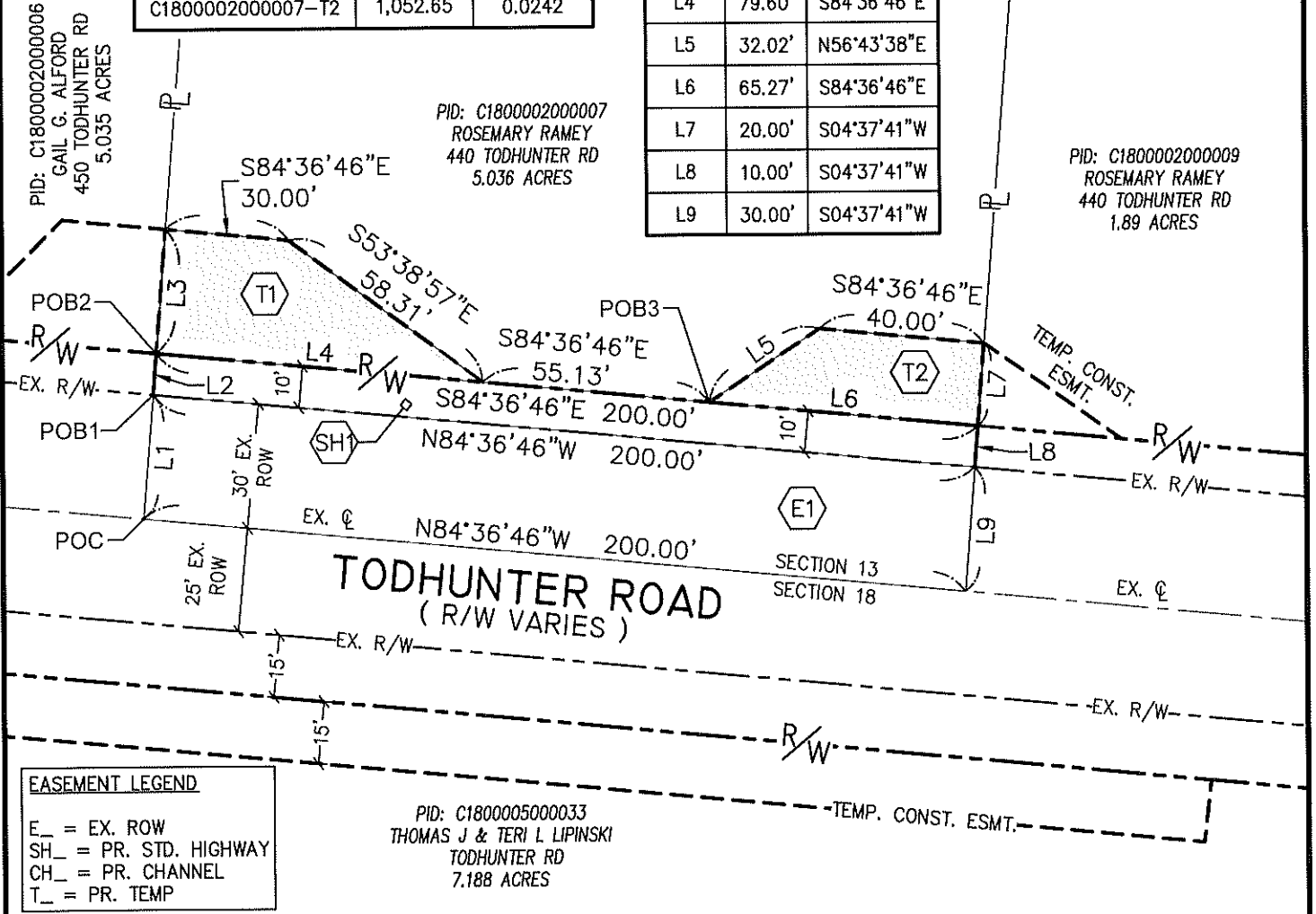


NORTH BASED ON STATE  
PLANE COORDINATES  
OHIO SOUTH ZONE US FT

THIS IS NOT A  
BOUNDARY SURVEY

PARCEL AREAS		
PARCEL ID	AREA (SF)	AREA (AC)
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C1800002000007-SH1	1,999.97	0.0459
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C1800002000007-T2	1,052.65	0.0242

LINE TABLE		
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L5	32.02'	N56°43'38"E
L6	65.27'	S84°36'46"E
L7	20.00'	S04°37'41"W
L8	10.00'	S04°37'41"W
L9	30.00'	S04°37'41"W



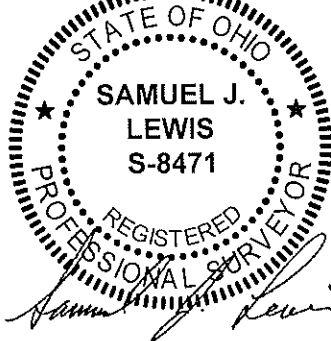
EASEMENT LEGEND
E_ = EX. ROW
SH_ = PR. STD. HIGHWAY
CH_ = PR. CHANNEL
T_ = PR. TEMP

DATE: 3/28/2023

SCALE: 1"=40'

## PROPOSED EASEMENTS PID: C1800002000007 ROSEMARY RAMEY

Seal:



www.joneswarner.com  
Voice: (855) 704-5924  
Fax: (937) 704-9949  
jwci@joneswarner.com

PROJECT LOCATION	PREPARED FOR
TODHUNTER ROAD CITY OF MONROE BUTLER COUNTY, OHIO	CITY OF MONROE, OHIO 233 SOUTH MAIN STREET MONROE, OH 45050-0330

EXHIBIT "B"

**EXHIBIT A**

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. 03/28/2023

PID C1800002000009

**PARCEL C1800002000009-T1  
TODHUNTER ROAD - SECTION 13 - TOWN 2 - RANGE 4  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT ROADWAY IMPROVEMENTS  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF MONROE, BUTLER COUNTY, OHIO**

[Surveyor's description of the premises follows]

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 13, Town 2, Range 4, located in the original Ohio subdivision "Between the Miamis", and being part of a 1.89 acre tract conveyed to Rosemary Ramey in **O.R. Volume 8258, Pg. 2342** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the southwest corner of said tract, said point being on the centerline of Todhunter Road and also the south line of Section 13; thence leaving said centerline and along the west line of said tract **N 4°37'41" E** a distance of 40.00 feet to a point on the proposed north right of way line previously described for Todhunter Road, said point also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence continuing along said west line **N 4°37'41" E** a distance of **20.00 feet** to a point;
2. Thence leaving said west line **S 55°3'14" E** a distance of **40.54 feet** to a point on said proposed north right of way line for Todhunter Road;
3. Thence along said proposed right of way line **N 84°36'46" W** a distance of **35.00 feet** to a point and returning to the POINT OF BEGINNING.

Containing 350 square feet (**0.0080 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

This description being the same boundary as graphically depicted on the attached Exhibit "B".

**EXHIBIT A**

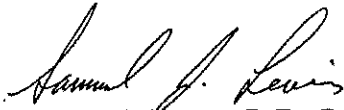
LPA RX 887 T

Rev. 07/09

The parent tract is currently identified as Parcel ID number C1800002000009 by the Butler County Auditor and is more commonly known as 440 Todhunter Road.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

**JONES WARNER CONSULTANTS, INC.**

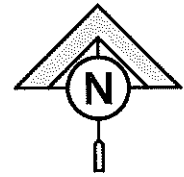
  
\_\_\_\_\_  
Samuel J. Lewis, P.E., P.S.  
Ohio Registered Land Surveyor No. 8471



LINE TABLE		
Line #	Length	Direction
L1	30.00'	N04°37'41"E
L2	10.00'	N04°37'41"E
L3	20.00'	N04°37'41"E
L4	40.54'	S55°03'14"E
L5	35.00'	S84°36'46"E
L6	10.00'	S04°37'41"W
L7	30.00'	S04°37'41"W
L8	5.97'	N84°36'46"W

# EXHIBIT "B"

PARCEL AREAS		
PARCEL ID	AREA (SF)	AREA (AC)
C1800002000009-E1	4,500.00	0.1033
C1800002000009-SH1	1,500.00	0.0344
C1800002000009-T1	350.00	0.0080



NORTH BASED ON STATE PLANE COORDINATES OHIO SOUTH ZONE US FT

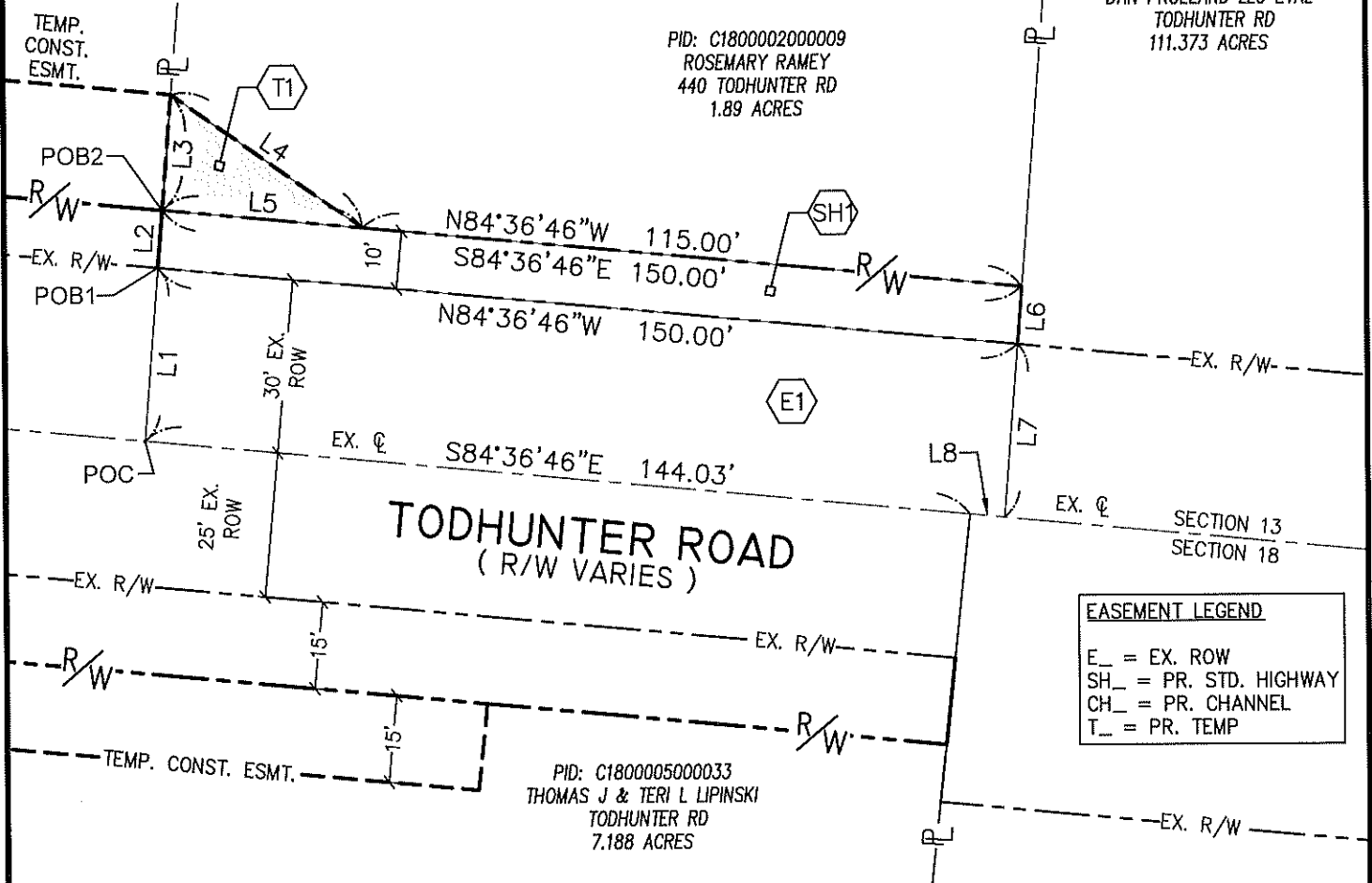
THIS IS NOT A BOUNDARY SURVEY

PID: C1800002000003  
DAN PROELAND LLC ETAL  
TODHUNTER RD  
111.373 ACRES

PID: C1800002000007  
ROSEMARY RAMEY  
440 TODHUNTER RD  
5.036 ACRES

PID: C1800002000009  
ROSEMARY RAMEY  
440 TODHUNTER RD  
1.89 ACRES

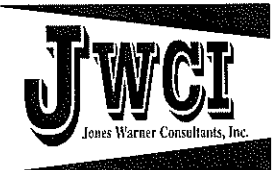
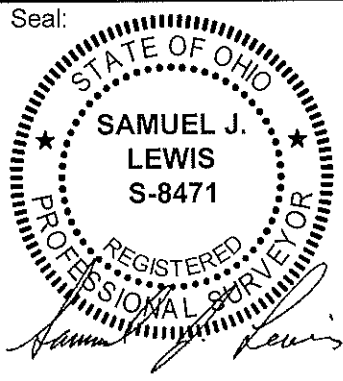
PID: C1800005000033  
THOMAS J & TERI L LIPINSKI  
TODHUNTER RD  
7.188 ACRES



EASEMENT LEGEND	
E_	= EX. ROW
SH_	= PR. STD. HIGHWAY
CH_	= PR. CHANNEL
T_	= PR. TEMP

DATE: 3/28/2023 SCALE: 1"=30'

## PROPOSED EASEMENTS PID: C1800002000009 ROSEMARY RAMEY



www.joneswarner.com  
Voice: (855) 704-5924  
Fax: (937) 704-9949  
jwci@joneswarner.com

PROJECT LOCATION	PREPARED FOR
TODHUNTER ROAD CITY OF MONROE BUTLER COUNTY, OHIO	CITY OF MONROE, OHIO 233 SOUTH MAIN STREET MONROE, OH 45050-0330

EXHIBIT "B"

### **EASEMENT**

Rosemary Ramey, Married, the Grantor(s), in consideration of the sum of \$4,545.00, to be paid by the City of Monroe, Ohio, the Grantee, does convey(s) to Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A attached, the following described real estate:

**PARCEL(S): 2, 3 -SH**

**CITY OF MONROE - TODHUNTER ROAD**

**SEE EXHIBIT A ATTACHED**

**Butler County Current Tax Parcel No. C1800002000007, C1800002000009**  
Prior Instrument Reference: Bk. 8300 Pg. 917 and Bk. 8258 Pg. 2342, Butler County Recorder's Office.


Grantor(s), for herself and her successors and assigns, covenant(s) with the Grantee, its successors and assigns, that she is the true and lawful owner(s) in fee simple, and has the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

And, for the consideration hereinabove written, Jy Ramey, the spouse of Rosemary Ramey, hereby relinquishes to said Grantee, its successors and assigns, all rights and expectancies of Dower in the above described premises.

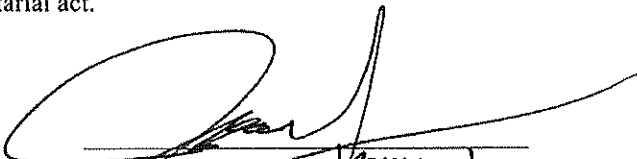
IN WITNESS WHEREOF Rosemary Ramey and Jy Ramey have hereunto set their hands on the 25 day of July, 2023

  
ROSEMARY RAMEY, WIFE

  
JY RAMEY, HUSBAND

STATE OF OHIO, COUNTY OF BUTLER SS:

The foregoing instrument was acknowledged before me this 25 day of July, 2023 by Rosemary Ramey and Jy Ramey. No oath or affirmation was administered to either Rosemary Ramey or Jy Ramey with regard to the notarial act.

  
James Jones  
NOTARY PUBLIC  
My Commission expires: 6/29/27

This form LPA RE 831-I was updated to conform to new notarial language requirements as per Revised Code 147.542.

This document was prepared by City of Monroe

**EXHIBIT A**

Page 1 of 2

LPA RX 871 SH

Rev. 06/09

Ver. 03/28/2023

PID C1800002000009

**PARCEL C1800002000009-SH1  
TODHUNTER ROAD - SECTION 13 - TOWN 2 - RANGE 4  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

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).

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**[Surveyor's description of the premises follows]**

---

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 13, Town 2, Range 4, located in the original Ohio subdivision "Between the Miamis", and being part of a 1.89 acre tract conveyed to Rosemary Ramey in **O.R. Volume 8258, Pg. 2342** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the southwest corner of said tract, said point being on the centerline of Todhunter Road and also the south line of Section 13; thence leaving said centerline and along the west line of said tract **N 4°37'41" E** a distance of 30.00 feet to a point on the original north right of way line for Todhunter Road, said point also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence continuing along said west line **N 4°37'41" E** a distance of **10.00 feet** to a point on the proposed north right of way line for Todhunter Road;
2. Thence leaving said west line and along said proposed right of way line **S 84°36'46" E** a distance of **150.00 feet** to a point on the east line of said tract;
3. Thence leaving said proposed right of way line and along said east line **S 4°37'41" W** a distance of **10.00 feet** to a point on said original north right of way line for Todhunter Road;

**EXHIBIT A**

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Rev. 06/09

4. Thence leaving said east line and along said original right of way line **N 84°36'46" W** a distance of **150.00 feet** and returning to the POINT OF BEGINNING.

Containing 1500 square feet (**0.0344 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

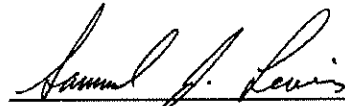
The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

This description being the same boundary as graphically depicted on the attached Exhibit "B".

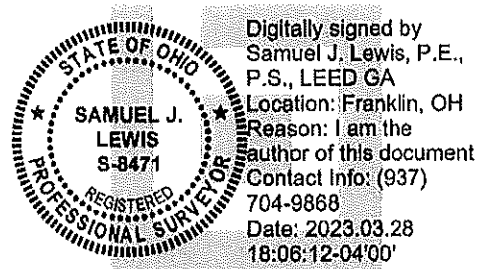
The parent tract is currently identified as Parcel ID number C1800002000009 by the Butler County Auditor and is more commonly known as 440 Todhunter Road.

The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

**JONES WARNER CONSULTANTS, INC.**



Samuel J. Lewis, P.E., P.S.  
Ohio Registered Land Surveyor No. 8471

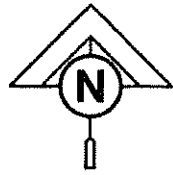




# EXHIBIT "B"

LINE TABLE		
Line #	Length	Direction
L1	30.00'	N04°37'41"E
L2	10.00'	N04°37'41"E
L3	20.00'	N04°37'41"E
L4	40.54'	S55°03'14"E
L5	35.00'	S84°36'46"E
L6	10.00'	S04°37'41"W
L7	30.00'	S04°37'41"W
L8	5.97'	N84°36'46"W

PARCEL AREAS		
PARCEL ID	AREA (SF)	AREA (AC)
C1800002000009-E1	4,500.00	0.1033
C1800002000009-SH1	1,500.00	0.0344
C1800002000009-T1	350.00	0.0080



NORTH BASED ON STATE PLANE COORDINATES OHIO SOUTH ZONE US FT

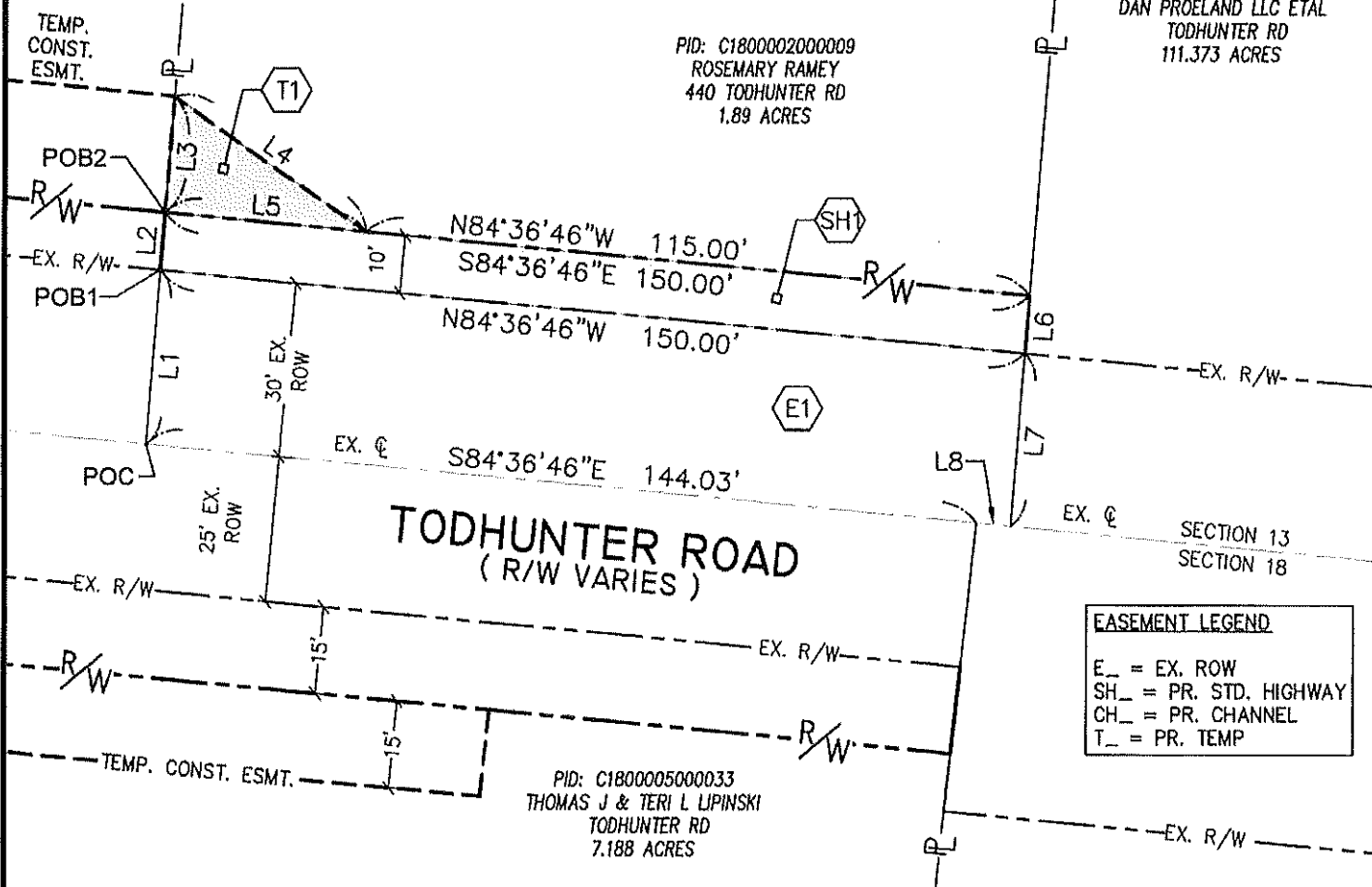
THIS IS NOT A BOUNDARY SURVEY

PID: C1800002000003  
DAN PROELAND LLC ETAL  
TODHUNTER RD  
111.373 ACRES

PID: C1800002000007  
ROSEMARY RAMEY  
440 TODHUNTER RD  
5.036 ACRES

PID: C1800002000009  
ROSEMARY RAMEY  
440 TODHUNTER RD  
1.89 ACRES

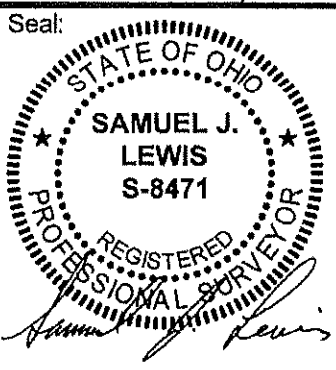
PID: C1800005000033  
THOMAS J & TERI L LIPINSKI  
TODHUNTER RD  
7.188 ACRES



EASEMENT LEGEND	
E_	= EX. ROW
SH_	= PR. STD. HIGHWAY
CH_	= PR. CHANNEL
T_	= PR. TEMP

DATE: 3/28/2023 SCALE: 1"=30'

**PROPOSED EASEMENTS**  
**PID: C1800002000009**  
**ROSEMARY RAMEY**



www.joneswarner.com  
Voice: (855) 704-5924  
Fax: (937) 704-9949  
jwci@joneswarner.com

PROJECT LOCATION	PREPARED FOR
TODHUNTER ROAD CITY OF MONROE BUTLER COUNTY, OHIO	CITY OF MONROE, OHIO 233 SOUTH MAIN STREET MONROE, OH 45050-0330

**EXHIBIT "B"**

**EXHIBIT A**

Page 1 of 2

LPA RX 871 SH

Rev. 06/09

Ver. 03/28/2023

PID C1800002000007

**PARCEL C1800002000007-SH1  
TODHUNTER ROAD - SECTION 13 - TOWN 2 - RANGE 4  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF MONROE, BUTLER COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Monroe, Butler County, Ohio, its successors and assigns forever.

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]

SITUATE in the State of Ohio, County of Butler, City of Monroe, Section 13, Town 2, Range 4, located in the original Ohio subdivision "Between the Miamis", and being part of a 5.036 acre tract conveyed to Rosemary Ramey in **O.R. Volume 8258, Pg. 2342** of the Official Records of Butler County, Ohio, being more particularly described as follows:

COMMENCE at the southwest corner of said tract, said point being on the centerline of Todhunter Road and also the south line of Section 13; thence leaving said centerline and along the west line of said tract **N 4°37'41" E** a distance of 30.00 feet to a point on the original right of way line for Todhunter Road, said being also being the TRUE POINT OF BEGINNING of the herein described easement:

1. Thence continuing along said west line **N 4°37'41" E** a distance of **10.00 feet** to a point on the proposed north right of way line for Todhunter Road;
2. Thence leaving said west line and along said proposed right of way line **S 84°36'46" E** a distance of **200.00 feet** to a point on the east line of said tract;
3. Thence leaving said proposed right of way line and along said east line **S 4°37'41" W** a distance of **10.00 feet** to a point on the original north right of way line for Todhunter Road;
4. Thence along said original right of way line **N 84°36'46" W** a distance of **200.00 feet** to a point and returning to the POINT OF BEGINNING.

**EXHIBIT A**

LPA RX 871 SH

Containing 1999.97 square feet (**0.0459 acres**), more or less, and being subject to all easements, conditions, restrictions and legal highways of record pertaining to the parent tract.

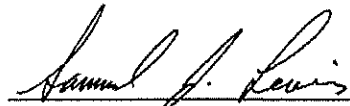
The above description is the result of a survey completed in December 2021 under the supervision of Samuel J. Lewis of JWCI Jones Warner Consultants, Incorporated, Ohio Registered Surveyor No. S-8471.

This description being the same boundary as graphically depicted on the attached Exhibit "B".

The parent tract is currently identified as Parcel ID C1800002000007 by the Butler County Auditor and is more commonly known as 440 Todhunter Road.

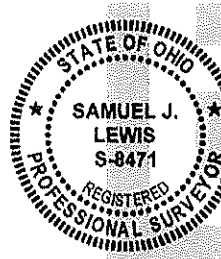
The basis of bearings for this description is the Ohio State Plane Coordinate System, South Zone, NAD83 (ft).

**JONES WARNER CONSULTANTS, INC.**



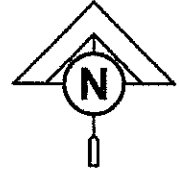
Samuel J. Lewis, P.E., P.S.

Ohio Registered Land Surveyor No. 8471



Digitally signed by  
Samuel J. Lewis, P.E.,  
P.S., LEED GA  
Location: Franklin, OH  
Reason: I am the  
author of this document  
Contact Info: (937)  
704-9868  
Date: 2023.03.28  
18:08:11-04'00'

# EXHIBIT "B"

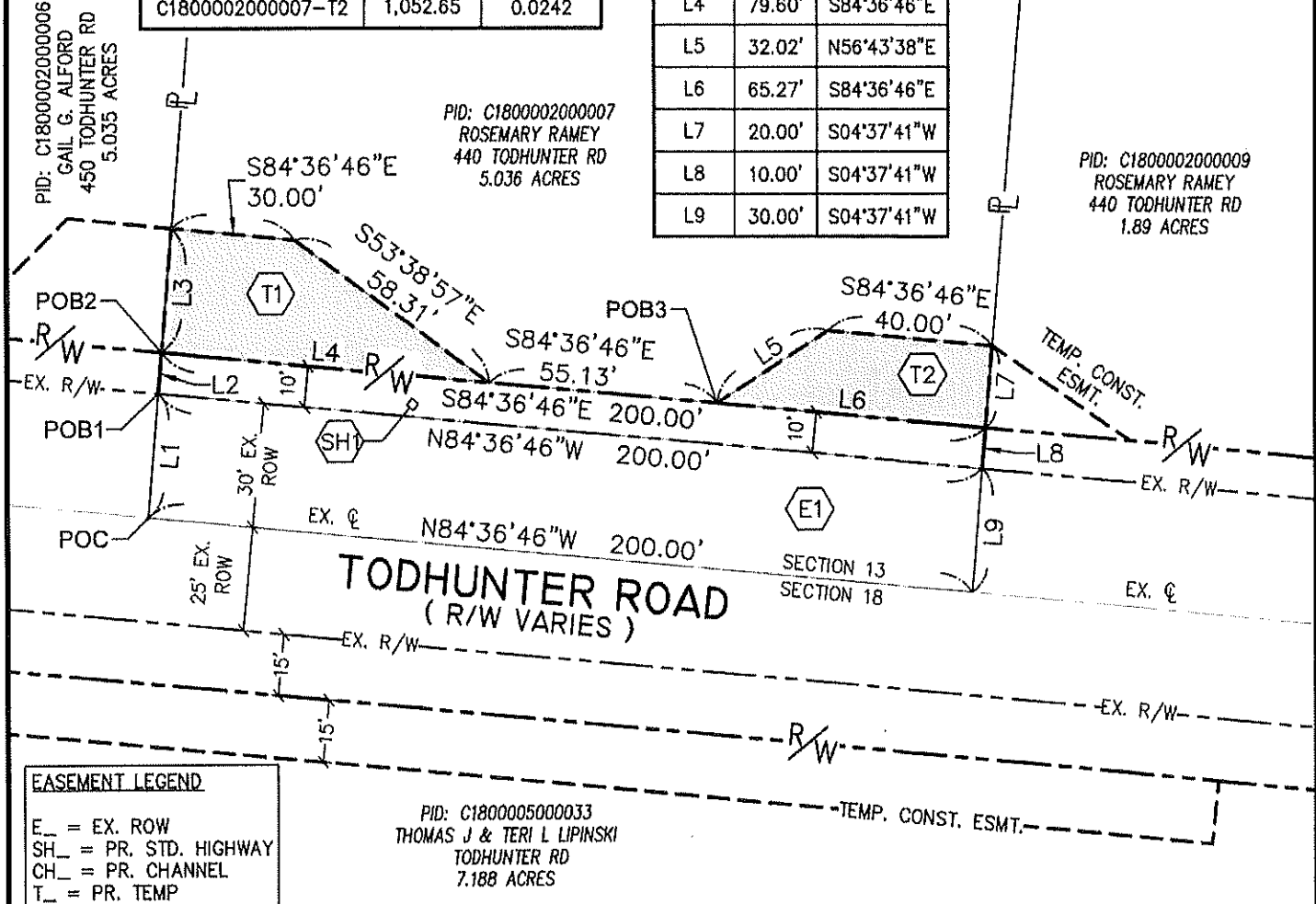


NORTH BASED ON STATE  
PLANE COORDINATES  
OHIO SOUTH ZONE US FT

THIS IS NOT A  
BOUNDARY SURVEY

PARCEL AREAS		
PARCEL ID	AREA (SF)	AREA (AC)
C1800002000007-E1	5,999.90	0.1377
C1800002000007-SH1	1,999.97	0.0459
C1800002000007-T1	1,644.04	0.0377
C1800002000007-T2	1,052.65	0.0242

LINE TABLE		
Line #	Length	Direction
L1	30.00'	N04°37'41"E
L2	10.00'	N04°37'41"E
L3	30.00'	N04°37'41"E
L4	79.60'	S84°36'46"E
L5	32.02'	N56°43'38"E
L6	65.27'	S84°36'46"E
L7	20.00'	S04°37'41"W
L8	10.00'	S04°37'41"W
L9	30.00'	S04°37'41"W



EASEMENT LEGEND	
E_	= EX. ROW
SH_	= PR. STD. HIGHWAY
CH_	= PR. CHANNEL
T_	= PR. TEMP

DATE: 3/28/2023      SCALE: 1"=40'

## PROPOSED EASEMENTS

### PID: C1800002000007

### ROSEMARY RAMEY

PROJECT LOCATION	PREPARED FOR
TODHUNTER ROAD CITY OF MONROE BUTLER COUNTY, OHIO	CITY OF MONROE, OHIO 233 SOUTH MAIN STREET MONROE, OH 45050-0330

Seal:

www.joneswarner.com  
Voice: (855) 704-5924  
Fax: (937) 704-9949  
jwci@joneswarner.com

## EXHIBIT "B"