

10-29-401-~~012~~

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BOOK 931 PAGE 266

14-222 Exhibit 'A'

APPROVED
CLARK COUNTY LIS CENTER
NA
SEP 29 1997



10-23-000-019

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LEGAL DESCRIPTION
 SURVEY PLAT/LOT SPLIT
 SUBDIVISION/ANNEXATION

DESCRIPTION OF
THE WESTERLY PORTION OF SOUTHWESTERN PORTLAND CEMENT COMPANY
OLD U.S. STEEL SITE ON SANDHILL ROAD AND S. R. 444
CLARK AND GREENE COUNTIES, OHIO
CONTAINING 287.219 ACRES
SEPTEMBER 26, 1997

Situate in Section 22, Township of Bath, County of Greene, and Sections 23 and 29, Township of Mad River, County of Clark, all in Township 3, Range 8 M. Rs., State of Ohio, and being part of the tract of land conveyed to Southwestern Portland Cement Company as recorded in Deed Volume 527, Page 658 of the Greene County Records and Deed Volume 726, Page 344 of the Clark County Records, and being more particularly bounded and described as follows:

Beginning at a 5/8 inch iron pin with a Woolpert cap (set) at the northwest corner of said Section 22, said point also being the southwest corner of said Section 23 and the southeast corner of said Section 29, said point also being the northeast corner of a tract of land conveyed to the United States of America as recorded in Deed Volume 201, Page 449 of the Greene County Records;

thence along the south line of said Section 29 and the north line of said United States land, North eighty-four degrees twenty-three minutes thirty seconds West (N84°23'30"W) for nine hundred sixty-three and 57/100 feet (963.57') to an axle shaft found at the southeast corner of another tract of land conveyed the United States of America as recorded in Deed Volume 556, Page 682 of the Clark County Records;

thence along the east line of said United States land (said line also being the east right-of-way line of the abandoned Cincinnati and Lake Erie Traction Company) on a curve to the right with a radius of two thousand eight hundred fifteen and 00/100 feet (2815.00') for an arc distance of five hundred eighteen and 95/100 feet (518.95'), [chord bearing North one degree five minutes one second East (N01°05'01"E) for five hundred eighteen and 21/100 feet (518.21'), delta angle of said curve being ten degrees thirty-three minutes forty-five seconds (10°33'45")] to a 5/8 inch iron pin with a Woolpert cap (set) at a point of tangency;

thence continuing along said abandoned right-of-way line and said United States land and said lines northward extension, said extension being the east line of a tract of land conveyed to Gary W. And Beth A. McVey as recorded in Deed Volume 811, Page 79 of the Clark County Records, North six degrees twenty-one minutes fifty-three seconds East (N06°21'53"E) for one thousand two hundred forty-six and 07/100 feet (1246.07') to a 5/8 inch iron pin with a Woolpert cap (set) at a corner of said McVey land;

thence the following five (5) courses along said McVey land:

DESCRIPTION CHECK

- Legally Sufficient As Described
- Legally Sufficient With Corrections Noted
- Legally Insufficient - New Survey Required

By: REK Date: 9-29-97

WOOLPERT LLP

409 East Monument Avenue • Dayton, Ohio 45402-1261
937.461.5650 • Fax: 937.461.0743 • www.woolpert.com

- Description Check
- Engineers Tax Map Dept.
- As Described
- With Corrections Noted
- New Survey Required

Date: _____
PG _____ PAR _____

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1) North seventy-three degrees forty-nine minutes fifty-four seconds East (N73°49'54"E) for two hundred thirty-two and 10/100 feet (232.10') to a 5/8 inch iron pin with a Woolpert cap (set);

2) North nineteen degrees twenty-nine minutes six seconds West (N19°29'06"W) for two hundred thirty-nine and 10/100 feet (239.10') to a 5/8 inch iron pin with a Woolpert cap (set) on the south line of an old railroad right-of-way;

3) along said old right-of-way, on a curve to the left with a radius of five thousand six hundred sixty-three and 50/100 feet (5663.50') for an arc distance of one hundred forty and 66/100 feet (140.66'), [chord bearing South fifty-seven degrees fifty-three minutes forty-nine seconds West (S57°53'49"W) for one hundred forty and 66/100 feet (140.66'), delta angle of said curve being one degree twenty-five minutes twenty-three seconds (1°25'23")] to an axle shaft found;

4) continuing along said old right-of-way, continuing on a curve to the left with a radius of five thousand six hundred sixty-three and 50/100 feet (5663.50') for an arc distance of sixty-one and 54/100 feet (61.54'), [chord bearing South fifty-six degrees fifty-two minutes twenty-seven seconds West (S56°52'27"W) for sixty-one and 54/100 feet (61.54'), delta angle of said curve being no degrees thirty-seven minutes twenty-one seconds (0°37'21")] to a 5/8 inch iron pin with a Woolpert cap (set);

5) North sixty-five degrees fifty-five minutes six seconds West (N65°55'06"W) for nineteen and 55/100 feet (19.55') to a 5/8 inch iron pin with a Woolpert cap (set) in the north line of said old right-of-way;

thence along said old right-of-way, on a curve to the right with a radius of five thousand six hundred eighty and 00/100 feet (5680.00') for an arc distance of eighty-five and 65/100 feet (85.65'), [chord bearing North fifty-six degrees fifty-three minutes twenty seconds East (N56°53'20"E) for eighty-five and 65/100 feet (85.65'), delta angle of said curve being no degrees fifty-one minutes fifty seconds (0°51'50")] to a 5/8 inch iron pin with a Woolpert cap (set) in the east right-of-way line of said abandoned Cincinnati and Lake Erie Traction Company;

thence along said abandoned right-of-way line and in part along the east line of a tract of land conveyed to Virginia Thomas as recorded in Deed Volume 633, Page 174 of the Clark County Records and the easterly line of a tract of land conveyed to Florence Christopher as recorded in Deed Book 761, Pages 311, 313, 315, and 317 Clark County Records, North six degrees twenty-one minutes fifty-three seconds East (N06°21'53"E) for four hundred two and 30/100 feet (402.30') to a railroad spike set in the centerline of Haddix Road;

thence along the centerline of said Haddix Road, North seventy-two degrees forty-seven minutes fourteen seconds East (N72°47'14"E) for four hundred two and 68/100 feet (402.68') to a railroad spike set;

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thence departing said centerline and over said Southwestern Portland Cement land, on new division lines, over Sections 29 and 23 in said Clark County, for the following seventeen (17) courses:

- 1) South eighty-three degrees no minutes no seconds East (S83°00'00"E) for five hundred nineteen and 87/100 feet (519.87') to a 5/8 inch iron pin with a Woolpert cap (set);
- 2) North eighty-nine degrees fifty minutes no seconds East (N89°50'00"E) for three hundred twenty-five and 00/100 feet (325.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 3) South seventy-nine degrees twenty minutes no seconds East (S79°20'00"E) for six hundred twenty and 00/100 feet (620.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 4) South seventy-five degrees no minutes no seconds East (S75°00'00"E) for one hundred forty and 00/100 feet (140.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 5) South seventeen degrees no minutes no seconds East (S17°00'00"E) for one hundred and 00/100 feet (100.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 6) South fifty-seven degrees twenty minutes no seconds East (S57°20'00"E) for one hundred and 00/100 feet (100.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 7) South two degrees ten minutes no seconds East (S02°10'00"E) for one hundred eighty and 00/100 feet (180.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 8) South sixty-seven degrees fifty minutes no seconds East (S67°50'00"E) for three hundred eighty and 00/100 feet (380.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 9) North fifty-three degrees forty minutes no seconds East (N53°40'00"E) for one hundred twenty and 00/100 feet (120.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 10) South eighty-nine degrees twenty minutes no seconds East (S89°20'00"E) for one hundred seventy and 00/100 feet (170.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 11) South twenty-six degrees fifty minutes no seconds East (S26°50'00"E) for one hundred seventy and 00/100 feet (170.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 12) South twelve degrees no minutes no seconds East (S12°00'00"E) for two hundred eighty-five and 00/100 feet (285.00') to a 5/8 inch iron pin with a Woolpert cap (set);

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13) South forty-six degrees fifty minutes no seconds West (S46°50'00"W) for five hundred forty-five and 00/100 feet (545.00') to a 5/8 inch iron pin with a Woolpert cap (set);

14) South thirty-one degrees thirty minutes no seconds West (S31°30'00"W) for two hundred sixty-five and 00/100 feet (265.00') to a 5/8 inch iron pin with a Woolpert cap (set);

15) South no degrees no minutes no seconds West (S00°00'00"W) for five hundred thirty-five and 00/100 feet (535.00') to a 5/8 inch iron pin with a Woolpert cap (set);

16) South thirty-one degrees twenty minutes no seconds East (S31°20'00"E) for three hundred ten and 00/100 feet (310.00') to a 5/8 inch iron pin with a Woolpert cap (set);

17) South twelve degrees thirty minutes no seconds East (S12°30'00"E) for three hundred fifty and 00/100 feet (350.00') to a 5/8 inch iron pin with a Woolpert cap (set) in the south line of said Section 23, said line also being the south line of Clark County and the north line of Greene County, (*Reference Note: Returning from this point, along the south line of said Section 23, said line also being the south line of Clark County, the point of beginning of this description is located, North eighty-four degrees fifteen minutes two seconds West (N84°15'02"W) for one thousand eight hundred fifteen and 00/100 feet (1815.00'). This comprises a gross area of one hundred forty-eight and 982/1000 acres, more or less, in Clark County*);

thence from said 5/8 inch iron pin with a Woolpert cap (set) in the line common to Clark and Greene Counties, and continuing over said Southwestern Portland Cement land, on new division lines, over said Section 22 in said Greene County, for the following fifteen (15) courses:

1) South forty degrees no minutes no seconds West (S40°00'00"W) for one hundred seventy and 00/100 feet (170.00') to a 5/8 inch iron pin with a Woolpert cap (set);

2) South sixty-four degrees thirty minutes no seconds West (S64°30'00"W) for one hundred fifteen and 00/100 feet (115.00') to a 5/8 inch iron pin with a Woolpert cap (set);

3) South twenty degrees twenty-five minutes no seconds West (S20°25'00"W) for one hundred fifty and 00/100 feet (150.00') to a 5/8 inch iron pin with a Woolpert cap (set);

4) South thirty-nine degrees twenty minutes no seconds West (S39°20'00"W) for one hundred sixty and 00/100 feet (160.00') to a 5/8 inch iron pin with a Woolpert cap (set);

5) South forty-nine degrees twenty minutes no seconds East (S49°20'00"E) for four hundred forty and 00/100 feet (440.00') to a 5/8 inch iron pin with a Woolpert cap (set);