

Description of  
The Easterly Portion of  
Southwestern Portland Cement Company  
Old U. S. Steel Site  
Clark and Greene Counties, Ohio

thence along the centerline of said Haddix Road for the following two (2) courses:

- 1) North seventy-two degrees forty-seven minutes fourteen seconds East (N72°47'14"E) for two hundred forty-four and 50/100 feet (244.50') to a railroad spike set;
- 2) North sixty-two degrees thirty-seven minutes fourteen seconds East (N62°37'14"E) for one thousand three hundred fifty-five and 12/100 feet (1355.12') to a point in the west line of a tract of land conveyed to Michael Pettit as recorded in Deed Volume 868, Page 654, Clark County Records;

thence along the west and south lines of said Pettit land for the following four (4) courses:

- 1) South five degrees sixteen minutes thirty seconds West (S05°16'30"W) passing a concrete monument found at twelve and 42/100 feet (12.42') for a total distance of two hundred forty-six and 56/100 feet (246.56'), witness an iron pin found South sixty-two degrees twenty minutes thirty seconds West (S62°20'30"W) for no and 38/100 feet (0.38');
- 2) North sixty-two degrees twenty minutes thirty seconds East (N62°20'30"E) for eleven and 91/100 feet (11.91') to a 5/8 inch iron pin with a Woolpert cap (set);
- 3) South five degrees sixteen minutes thirty seconds West (S05°16'30"W) for four hundred fifty-six and 53/100 feet (456.53') to a 5/8 inch iron pin with a Woolpert cap (set), witness a fence corner North eighty-three degrees fifty-seven minutes fifty-five seconds West (N83°57'55"W) for ten and 00/100 feet (10.00');
- 4) South eighty-three degrees fifty-seven minutes fifty-five seconds East (S83°57'55"E) for two thousand nine and 34/100 feet (2009.34') to a concrete monument found at the northwest corner of a tract of land conveyed to Donald S. and Thelma L. Spriggs as recorded in Deed Volume 808, Page 358, Clark County Records;

thence along the west and south lines of said Spriggs land for the following two (2) courses:

- 1) South five degrees twenty-one minutes forty-one seconds West (S05°21'41"W) for one thousand six hundred ninety-one and 60/100 feet (1691.60') to a stone found;
- 2) thence South eighty-three degrees forty-seven minutes twenty-nine seconds East (S83°47'29"E) passing a 5/8 inch iron pin with a Woolpert cap (set) at two thousand six hundred eleven and 81/100 feet (2611.81') at the west right-of-way line of Spangler Road, for a total distance of two thousand seven hundred two and 49/100 feet (2702.49') to a 5/8 inch iron pin with a Woolpert cap (set) in the east line of said Section 23;

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thence along the east line of said Section 23, South six degrees no minutes twenty-seven seconds West ( $S06^{\circ}00'27''W$ ) for nine hundred seventy-three and  $61/100$  feet (973.61') to an iron pin found at the southeast corner of said Section 23, said point also being the northeast corner of said Section 22 and being in the Clark, Greene county line, (*Reference Note: Returning along the south line of said Section 23, said line also being the south line of Clark County, The TRUE POINT OF BEGINNING of this description is located, North eighty-four degrees fifteen minutes two seconds West ( $N84^{\circ}15'02''W$ ) for three thousand six hundred sixty-four and  $83/100$  feet (3664.83') from the southeast corner of said Section 23. This comprises a gross area of one hundred fifty and  $808/1000$  acres, more or less, in Clark County.*)

thence from the northeast corner of said Section 22, along the east line of said Section 22, South five degrees forty-nine minutes twenty-seven seconds West ( $S05^{\circ}49'27''W$ ) for eight hundred twenty-four and  $98/100$  feet (824.98') to a  $5/8$  inch iron pin with a Woolpert cap (set) at the northeast corner of a tract of land conveyed to Donald L. and Penelope Wennen as recorded in Official Record Volume 343, Page 187, Greene County Records;

thence along the north line of said Wennen land and said line's westward extension, said extension being the north line of a tract of land conveyed to Glennis and Ardena Kegley as recorded in Official Record Volume 246, Page 904, Greene County Records and in part along the City of Fairborn corporation line, North eighty-four degrees thirty-five minutes twenty seconds West ( $N84^{\circ}35'20''W$ ) passing a concrete monument found at one hundred sixty eight and  $00/100$  feet (168.00') for a total distance of one thousand three hundred fifty-two and  $90/100$  feet (1352.90') to a  $5/8$  inch iron pin with a Woolpert cap (set) at the northwest corner of said Kegley land;

thence along a west line of said Kegley land and continuing along said corporation line, South six degrees nine minutes fifty-nine seconds West ( $S06^{\circ}09'59''W$ ) for eight hundred seventeen and  $08/100$  feet (817.08') to an iron pin found;

thence continuing along said Kegley land and said corporation line, North eighty-three degrees twelve minutes thirty-one seconds West ( $N83^{\circ}12'31''W$ ) for one hundred seventy-four and  $54/100$  feet (174.54') to an iron pin found;

thence continuing along a west line of said Kegley land and said line's southward extension, said extension being the west line of a tract of land conveyed to Glennis Kegley as recorded in Official Record Volume 244, Page 482, Greene County Records and continuing along said corporation line, South six degrees eighteen minutes twenty-nine seconds West ( $S06^{\circ}18'29''W$ ) passing a  $5/8$  inch iron pin with a Woolpert cap (reset) at five hundred fifty-three and  $63/100$  feet (553.63') for a total distance of six hundred six and  $60/100$  feet (606.60') to a point in the centerline of State Route 444;

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thence along the centerline of said State Route 444, South fifty-five degrees one minute eleven seconds West ( $S55^{\circ}01'11''W$ ) for six hundred twenty-three and  $15/100$  feet (623.15') to a set railroad spike;

thence departing said centerline, and over said Southwestern Portland Cement land, on new division lines, over Section 22 in Greene County, for the following fifteen (15) courses:

- 1) North thirty-four degrees thirty minutes no seconds West ( $N34^{\circ}30'00''W$ ) for two hundred eighty-eight and  $16/100$  feet (288.16') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 2) North forty degrees no minutes no seconds East ( $N40^{\circ}00'00''E$ ) for one hundred eighty-nine and  $78/100$  feet (189.78') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 3) North sixty-three degrees no minutes no seconds East ( $N63^{\circ}00'00''E$ ) for one hundred and  $00/100$  feet (100.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 4) North forty degrees no minutes no seconds East ( $N40^{\circ}00'00''E$ ) for two hundred twenty and  $00/100$  feet (220.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 5) North six degrees no minutes no seconds West ( $N06^{\circ}00'00''W$ ) for one hundred thirty and  $00/100$  feet (130.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 6) North forty-four degrees thirty minutes no seconds West ( $N44^{\circ}30'00''W$ ) for four hundred fifteen and  $00/100$  feet (415.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 7) North forty degrees no minutes no seconds West ( $N40^{\circ}00'00''W$ ) for four hundred eighty and  $00/100$  feet (480.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 8) South no degrees no minutes no seconds West ( $S00^{\circ}00'00''W$ ) for seventy-five and  $00/100$  feet (75.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 9) North fifty-three degrees thirty-five minutes no seconds West ( $N53^{\circ}35'00''W$ ) for six hundred forty and  $00/100$  feet (640.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 10) North fifty degrees forty minutes no seconds West ( $N50^{\circ}40'00''W$ ) for six hundred ten and  $00/100$  feet (610.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);
- 11) North forty-nine degrees twenty minutes no seconds West ( $N49^{\circ}20'00''W$ ) for four hundred forty and  $00/100$  feet (440.00') to a  $5/8$  inch iron pin with a Woolpert cap (set);

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12) North thirty-nine degrees twenty minutes no seconds East (N39°20'00"E) for one hundred sixty and 00/100 feet (160.00') to a 5/8 inch iron pin with a Woolpert cap (set);

13) North twenty degrees twenty-five minutes no seconds East (N20°25'00"E) for one hundred fifty and 00/100 feet (150.00') to a 5/8 inch iron pin with a Woolpert cap (set);

14) North sixty-four degrees thirty minutes no seconds East (N64°30'00"E) for one hundred fifteen and 00/100 feet (115.00') to a 5/8 inch iron pin with a Woolpert cap (set);

15) North forty degrees no minutes no seconds East (N40°00'00"E) for one hundred seventy and 00/100 feet (170.00') to the TRUE POINT OF BEGINNING, containing one hundred fifty and 808/1000 (150.808) acres, more or less, in Clark County and one hundred nine and 344/1000 (109.344) acres, more or less, in Greene County, for a total of two hundred sixty and 152/1000 (260.152) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This tract is subject to existing road rights-of-way. The right-of-way for State Route 444 (Greene County) contains no and 588/1000 (0.588) acres, more or less. The right-of-way for Haddix Road (Clark County) contains no and 633/1000 (0.633) acres, more or less. Spangler Road right-of-way contains two and 636/1000 (2.636) acres, more or less, in Clark County and two and 625/1000 (2.625) acres, more or less, in Greene County. This results in three and 269/1000 (3.269) acres, more or less, of right-of-way in Clark County and three and 213/1000 acres, more or less in Greene County.

This results in a net acreage of one hundred forty-seven and 812/1000 (147.812) more or less, in Clark County and one hundred six and 131/1000 (106.131) more or less, in Greene County. The total net acreage is two hundred fifty-three and 943/1000 (253.943) more or less.

This description was prepared from a field survey performed by Woolpert during February of 1995 through August of 1997, with bearings based upon The Ohio State Plane Coordinate System (South Zone).

WOOLPERT LLP

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