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Plaintiff's "Exhibit B"
Preliminary Judicial Report - Schedule A - Tracts 5, 6 & 7

Now "EXHIBIT B" - PARCEL II
(consisting of 3 pages)

Legal Description
0.544 Acres

Situated in Section 28, Town 3, Range 6E, Butler Township, Montgomery County, Ohio and being part of parcels conveyed to Charlene A. Cooper in IR Deed #11-045851 and IR Deed 11-044312, the boundary of which being more particularly described as follows:

Commencing at a 5/8" iron pin found in a monument box at the centerline intersection of North Dixie Drive and Little York Road as recorded in the North Dixie Drive Improvements Phase IV Little York Road to I-70;

Thence along the centerline of North Dixie Drive, N00°13'56"E, a distance of 1034.23 feet to a set mag nail;

Thence N89°22'19"W a distance of 45.00 feet to a found mag nail at the southwest corner of a 0.0220 acre parcel conveyed to The Board of County Commissioners of Montgomery County, Ohio, said point being the Real Point of Beginning for this description;

Thence along the north line of a 0.414 acre parcel of land conveyed to Clifford E. Browning in Deed MF #76-562D08, N89°22'19"W a distance of 197.34 feet to a set 5/8" iron pin in the east line of a 0.350 acre parcel conveyed to Clifford E. Browning in Deed MF #88-0133A06 witness a 5/8" iron pin found lying 0.3 feet north and 0.7' east;

Thence along an arc deflecting to the right for 133.22 feet with a radius of 700.30 feet to a found 5/8" iron pin at the southeast corner of a 8.725 acre parcel conveyed to Moor Investing Group, LLC in IR Deed #14-047257, said curve having a delta of 10°53'59" and a chord bearing N14°36'33"E a distance of 133.02 feet;

Thence along the east line of said 8.725 acre parcel, N20°03'03"E a distance of 148.09 feet to a set 5/8" iron pin at a corner to a 0.131 acre parcel conveyed to James L. & Patricia K. Upton in IR Deed #08-049408;

Thence along the lines of a 0.7472 acre parcel conveyed to 9101 Dixie LLC in IR Deed #13-011567, S00°37'41"W a distance of 153.69 feet to a set 5/8" iron pin;

Thence continuing, S89°53'05"E a distance of 64.16 feet to a set 5/8" iron pin at the northwest corner of a 0.0519 acre parcel conveyed to The Board of County Commissioners of Montgomery County, Ohio as recorded in IR Deed #10-002723;

Thence along the lines of said 0.0519 acre parcel, S00°13'56"W a distance of 35.52 feet to a set 5/8" iron pin;



Thence continuing, S89°14'48"E a distance of 51.00 feet to a set cross notch;

Thence along the west line of the aforesaid 0.0220 acre parcel, S00°13'56"W a distance of 80.00 feet to the Point of Beginning.

Containing 0.544 acres of land more or less, being subject to all easements and restrictions of record.

Bearings are based on the Ohio State Plane Coordinate System South Zone (SSPC), as derived from the Ohio Department of Transportation's Real Time Network (RN), (NAD83 – 2011) based on a bearing of N00°13'56"E for the centerline of North Dixie Drive.

This description is based on actual field survey in April of 2021, and recorded in the Montgomery County Engineer's record of land surveys in Volume 2021, Page 0129 under my direct supervision Randy C. Wolfe registered professional surveyor number 8033 of the State of Ohio, and that all monuments found or set, correctly represents the boundaries herein described.

Randy C. Wolfe 5-11-21

Randy C. Wolfe

Date

Ohio Professional Surveyor No. 8033

