



McDougall - Marsh
Land Surveyors

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5.2496 acres
"Woodman Partners"

Situate in Section 23, Town 2, Range 6 M.Rs., City of Kettering, Montgomery County, Ohio. Being part of a 19.397 acre parcel (by deed), before exceptions, conveyed to Woodman Partners by DMF# 86-642B11 of the Deed Records of Montgomery County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Montgomery County, Ohio.

Beginning at a 5/8" iron pin found at the northwest corner of Lot 4 of Woodman Center, Section Two as recorded in Plat Book 147, Page 8 of the Plat Records of Montgomery County, Ohio and on the south right-of-way of Woodman Center Drive, having a width of 60.00 feet, and being the **True Point of Beginning**:

Thence, from said **True Point of Beginning** S 03°58'33"E, with the west line of said Lot 4, for a distance of 356.49 feet to a 5/8" iron pin set at the southwest corner of said Lot 4 and on the north line of a 1.714 acre of additional property of Kettering Town Center Condominium as recorded in Plat Book 239, Page 47:

Thence, S 86°14'46"W, with the north line of said 1.714 acre, for a distance of 40.00 to a 1/2" iron pipe found at the southeast corner of a 0.445 acre parcel (by deed) as conveyed to City of Kettering by DMF#85-664E01:

Thence, N 03°45'14"W, with the east line of said 0.445 acre parcel, for a distance of 30.00 feet to a 5/8" iron pin set at the northeast corner of said 0.445 acre parcel:

Thence, S 86°14'10"W, with the north line of said 0.445 acre parcel, for a distance of 642.55 feet to a 5/8" iron pin found at the northwest corner of said 0.445 acre parcel and on the east line of a 0.6582 acre parcel (by deed) as conveyed to City of Kettering by DMF#95-524E04:

Thence, N 09°34'46"E, with the east line of said 0.6582 acre parcel, for a distance of 531.25 feet to a 5/8" iron pin set on the western line of a 0.4908 acre parcel (by deed) as conveyed to City of Kettering by DMF#95-524D06:

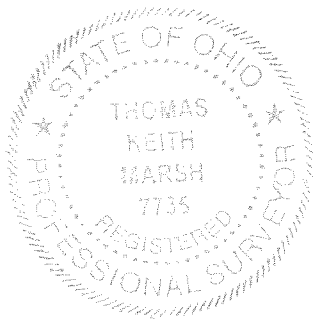
Thence, Southeasterly, with a curve to the left, having a radius of 280.00 feet, an arc length of 350.82 feet, with a central angle of 71°47'17" and chord length of 328.32 feet which bears S 58°04'54" E, to a 5/8" iron pin set at a point of tangency:

Thence, N 86°01'25"E, continuing with the south line of said 0.4908 acre parcel and with the south right-of-way line of said Woodman Center Drive, passing a "Woolpert" pin found at a distance of 42.15 feet, for a total distance of 291.94 feet to the **True Point of Beginning**, Containing 5.2496 acres. Subject to all legal conditions, easements and right-of-ways pertaining to the premises herein described. This description prepared by McDougall - Marsh Land Surveyors. Based on a field survey made by same in February 2024, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "Marsh 7735." Bearings are based on the west line of Lot 4 of Woodman Center, Section 2 (S 03°58'33"E) as recorded in Plat Book 147, Page 8 of the Plat Records of Montgomery County, Ohio. Plat of Survey recorded in the Montgomery County Engineer's Record of Land Surveys, Volume 2024, Page 0040.

Thomas K. Marsh

Thomas K. Marsh P.S. #7735

Date: 02-07-24



PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 2/9/2024 FILE NO. 2024-0040

BY Wayne B. W.