



McDougall - Marsh

Land Surveyors

8529 Byers Road, Miamisburg, Ohio 45342
Tel: 937-847-2660 - Fax 937-847-2670



24.0186 acres

Situate in Section 17, Town 2, Range 5 M.Rs, Miami Township, Montgomery County, Ohio. Being part of a 41.9279 acre (by deed) parcel conveyed to Encrete Investments Co. Inc., by Deed Book 2022, Page 190 (1/2% interest), Velma I. Joslin, FKA Velma I. Munchel by CF/T-15-051951 (1/16th interest), Judy M. Wenzler by D.M.F.91-022A09 (1/16th interest), Nancy E. Meeker (1/24th interest), by I.R. Deed-16-013183, Steven R. Trimborn, Trustee by CF/T-059153 (1/4th interest) 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 an "Oxner" iron pin found at the southeast corner of Lot 32 of Quail Creek Subdivision, Section One, recorded in Plat Book 173, Page 6 and on the north line of a 3.041 acre parcel (by deed) conveyed to Joshua Brady and Destiney Brady by I.R. Deed-22-044297 and being the *True Point of Beginning*:

Thence, N 14°54'52"W, with the east line of said Quail Creek, Section One, the east line of south line of Quail Creek, Section Two as recorded in Plat Book 182, Page 2 and Quail Creek, Section Three as recorded in Plat Book 187, Pages 23-23A, passing an "Oxner" iron pin found at 616.05 feet, an "Oxner" iron pin found at 946.03 feet, for a total distance of 985.96 feet to a "Marsh" iron pin found at the southwest corner of a 5.0712 acre parcel (by deed) conveyed to Aldrich Chemical Co., LLC by I.R. Deed-15-064017:

Thence, N 75°06'34"E, with the south line of said 5.0712 acre parcel, for a distance of 470.00 feet to a "Marsh" iron pin found at the southeast corner of said 5.0712 acre parcel and the southwest corner of a 12.7073 acre parcel (by deed) conveyed to Galt Realty, LLC by I.R. Deed-20-066548:

Thence, N 74°15'54"E, with the south line of said 12.7073 acre parcel, for a distance of 923.46 feet to a "Marsh" iron pin found on the west right of way line of Byers Road (having a width that varies) and on the west line of a 0.131 acre parcel (by deed) conveyed to The Board of Trustees of Miami Township, Ohio by I.R. Deed-12-046539:

Thence, the with west right-of-way line of said Byers Road and the west line of said 0.131 acre parcel and the west line of a 1.769 acre parcel (by deed) conveyed to The Board of Trustees of Miami Township, Ohio by D.M.F.96-682A07, for the following fourteen (14) courses:

1. S 19°40'42"W, for a distance of 101.04 feet to 5/8" iron pin set:
2. S 88°45'14"W, for a distance of 39.34 feet to 5/8" iron pin set:
3. S 01°14'46"E, for a distance of 10.00 feet to 5/8" iron pin set:
4. N 88°45'14"E, for a distance of 35.52 feet to 5/8" iron pin set:
5. S 19°40'42"W, for a distance of 142.56 feet to 5/8" iron pin set:

6. southwesterly, with a curve to the left, having a radius of 22965.81' feet, an arc length of 591.05 feet, with a central angle of 01°28'28" and chord length of 591.03 feet which bears S 18°56'28" W, to a 5/8" iron pin set:
7. S 19°38'03"W, for a distance of 74.09 feet to 5/8" iron pin set:
8. southwesterly, with a curve to the right having a radius of 50.00' feet, an arc length of 72.11 feet, with a central angle of 82°37'49" and chord length of 66.02 feet which bears S 60°56'54"W, to a 5/8" iron pin set:
9. N 77°36'51"W, for a distance of 18.75 feet to 5/8" iron pin set:
10. N 70°22'00"W, for a distance of 25.73 feet to 5/8" iron pin set
11. S 19°38'00"W, for a distance of 60.00 feet to 5/8" iron pin set:
12. S 70°22'00"E, for a distance of 53.92 feet to 5/8" iron pin set:
13. S 25°22'00"E, for a distance of 48.08 feet to 5/8" iron pin set:
14. S 19°38'00"W, for a distance of 187.81 feet to 5/8" iron pin set on the north line of a 2.309 acre parcel (by deed) conveyed to L.I. Holdings LTD by I.R. Deed-21-080658:

Thence, S 78°10'15"W, with the north line of said 2.309 acre parcel and the north line of said 3.041 acre parcel, for a distance of 689.43 feet to the *True Point of Beginning*, Containing 24.0186 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 July 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 said 41.9279 acre parcel (N 14°54'52"W) as shown on Survey Volume 2009, Page 0268 of the Survey Records of the Montgomery County Engineer's Office. Plat of Survey recorded in the Montgomery County Engineer's Record of Land Surveys, Volume 2024, Page 0218.

Thomas K. Marsh
 Thomas K. Marsh P.S. #7735

Date: 7/25/24



PAUL W. GRUNER, P.E., P.S.
 MONTGOMERY COUNTY ENGINEER
 APPROVED FOR POINT OF BEGINNING,
 ACREAGE AND CLOSURE ONLY
 DATE 7/25/2024 FILE NO. 2024-0218
 BY Wayne B. W.