



Description for: Taft Law, 10.6917 Acres
Location: Franklin Township

Situated in Section 31, Town 2, Range 5, Franklin Township, Warren County, Ohio, and being all of Parcel No. 4 conveyed to Cheney Dynos Inc., in Document No. 2022-027002 10.674 Acres +/- of the Warren County Recorder's Office, and being more particularly described as follows:

BEGINNING at a set iron pin intersection of the northeast corner of Lot 27 of Mentz Subdivision in Plat Book 3, Page 6 of the Warren County Recorder's Office and the west R/W line of Mentz Road.

Thence with the northerly line of said Mentz Subdivision, the following four (4) courses:

1. South 89°41'15" West, 347.59 feet to a set iron pin,
2. South 89°28'15" West, 130.76 feet to a point in Clear Creek referenced by a set iron pin North 83°50'22" West, 91.88 feet,
3. South 54°45'15" West, 94.86 feet to a point in Clear Creek referenced by a set iron pin North 12°07'20" West, 66.08 feet,
4. South 71°41'25" West, 328.07 feet to a point in Clear Creek and a corner of a 16 ac. tract conveyed to the John C. Schenck in Deed Book 44, Page 2 and the northeast corner of a 21.75 acre tract conveyed to Cassie J. Bringer in Deed Book 127, Page 563 referenced by a set iron pin North 41°03'26" East, 154.76 feet;

Thence with a line of said John C. Schenck, North 06°28'35" East, 88.42 feet to a point in Clear Creek and at a corner of the Remainder of the Original 30 Acre Tract conveyed to Tom Glossip in Deed Book 142, Page 467 referenced by a set iron pin North 72°32'06" East, 96.11 feet;

Thence with a line of said Tom Glossip and the line of a 9.15 acre tract conveyed to Gregory S. Myers in Document No. 2022-034600, North 35°47'45" East, 1139.76 feet to a set iron pin at a corner of Parcel No. 1 conveyed to Cheney Dynos Inc. Document No. 2022-027002;

Thence with said Parcel No. 1 of Cheney Dynos Inc., South 35°32'15" East 538.42 feet to a set cross notch at the northwest corner of a 0.794 ac. Tract of land conveyed to James E. & Christine M. Alcorn in Official Record 5517, Page 394;

Thence with the lines of said James E. & Christine M. Alcorn, the following two (2) courses:

1. South 45°37'45" West, 175.00 feet to a set iron pin,
2. South 35°32'15" East, 200.00 feet to a set iron pin in the west R/W line of said Mentz Road;

Thence with the west R/W line of said Mentz Road, South 45°37'48" West, 92.35 feet to an existing 1" iron pipe **AND** South 36°43'45" West, 79.32 feet to the **POINT OF BEGINNING**.

CONTAINING 10.6917 Acres. Subject to legal highways and easements of record.

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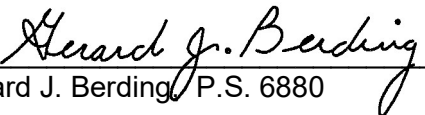
Location: Franklin Township, City of Franklin

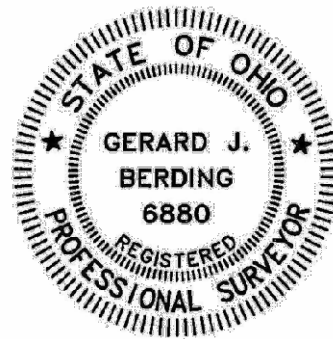


The bearings are based on State Plane Coordinate System, Ohio South Zone NAD83.

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".

Prepared by G.J. BERDING SURVEYING, INC. on May 29, 2026. Based on a Plat of Survey prepared by G.J. BERDING SURVEYING, INC D.B.A. BERDING SURVEYING. The survey is filed in Survey Record _____ Page _____ of the Warren County Engineer's record of land surveys.


Gerard J. Berding P.S. 6880



05/29/2026

Date

G.J. Berding Surveying, Inc.

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