



**Description for: Taft Law, 4.6581 Acres**  
**Location: Franklin Township, City of Franklin**

Situated in Section 31, Town 2, Range 5, Franklin Township, City of Franklin, Warren County, Ohio, and being all part Lot 975, Parcel No. 5 16,385 sq. ft. part Lots 974 & 975, 37/100 ac. part Lot 974 Franklin Revised Plat, Plat Book 2 Pages 17-37, all being conveyed to Cheney Dynos Inc. in Document No. 2022-027002 and being more particularly described as follows:

**COMMENCING** 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, 1394.76 feet to a set iron pin and the **POINT OF BEGINNING**;

Thence with the east line of said Gregory S. Myers North 56°20'17" West, 274.98 feet to an existing 1" iron bar at an easterly corner of a 3.9123 acre tract conveyed to Gregory S. Myers in Document No. 2022-034602;

Thence with the easterly lines of said Gregory S. Myers, North 48°40'37" West, 13.76 feet to a set iron pin **AND** North 41°19'23" East, 565.42 feet to a set iron pin in the southerly line of a 0.8577 acre tract conveyed to the City of Franklin, Warren County, Ohio in Document No. 2024-007235;

Thence with the southerly line of said City of Franklin, Warren County, Ohio, and the southerly line of a 4.9805 acre tract conveyed to City of Franklin, Warren County, Ohio in Document No. 2024-007235 and being part of Lot 974 of the Franklin Revised Plat in Plat Book 2, Pages 17-37; South 48°40'37" East, 57.17 feet to a set iron pin;

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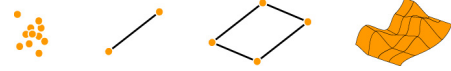
G.J. Berding Surveying, Inc.

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Thence continuing with southerly line of said City of Franklin, Warren County, Ohio, South 50°51'11" East, 289.94 feet to an existing cross notch in the west R/W line of Anderson Street;

Thence with the west R/W line of said Anderson Street, South 29°05'06" West, 350.26 feet to a point in Clear Creek and the southerly terminus of Anderson Street, passing a set iron pin at 283.82 feet;

Thence with the lines of parcel No. 1 of Cheney Dynos Inc., the following two (2) courses:

1. North 30°12'48" West, 14.52 feet to a point in Clear Creek referenced by a set iron pin North 41°01'41" East, 60.33 feet,
2. South 72°15'21" West, 235.57 feet to the **POINT OF BEGINNING**.

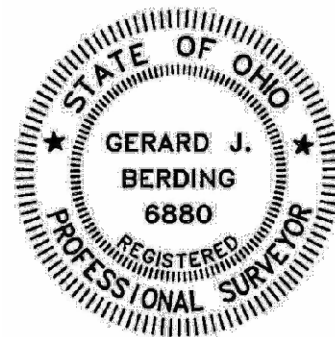
**CONTAINING 4.6581 Acres.** 4.5081 Acres City of Franklin, 0.1500 Acres Franklin Township, 0.3572 Acres Pt Lot 974 and 4.3009 Acres Lot 975, Subject to legal highways and easements of record.

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

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