



Description for: Taft Law, 7.7390 Acres
Location: Franklin Township

Situated in Section 31, Town 2, Range 5, Franklin Township, Warren County, Ohio, being all of Parcel No.1 conveyed to Cheney Dynos Inc. in Document No. 2022-027002 8.00 Acres +/- of the Warren County Recorder's Office 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, 1139.76 feet to a set iron pin and **THE POINT OF BEGINNING**;

Thence continuing with said Gregory S. Myers North 35°47'45" East, 255.00 feet to a set iron pin at the southwest corner of Lot 975, Franklin Revised Plat, recorded in Plat Book 2 Pages 17-37 ;

Thence following with the lines of said Lot 975, the following two (2) courses:

1. North 72°15'21" East, 235.57 Feet to a point in Clear Creek referenced by a set iron pin North 41°01'41" East, 60.33 feet,
2. South 30°12'48" East, 14.52 Feet to a point in Clear Creek referenced by a set iron pin North 29°05'06" East 66.44 feet;

Thence with the southerly terminus of Anderson Street, the southerly line of a tract conveyed to William L. & Debbie A. Franer in Document No. 2024-028326 and being Lot 988 of the Franklin Revised Plat in Plat Book 2, Pages 17-37, the southerly terminus of a 13 foot unnamed Alley, the southerly line of a 0.4542 acre tract conveyed to Lou Ann Hill in Document No. 2020-000958 and being part of Lot 993 of the Franklin Revised Plat in Plat Book 2, Pages 17-37 and the southerly line of part of the Original 30 Acres

G.J. Berding Surveying, Inc.

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conveyed to Tom Glossip in Deed Book 142, Page 467, South 33°24'54" East, 644.61 feet to a set MAG nail in Shaker Road, the southerly line of a 9.405 total acre tract conveyed to Ryan P. & Lindsey N. Kellerman in Document No. 2020-052735 and the northwest corner of part of the Original 110 Acre tract conveyed to Margaret Mentz in Deed Book 246, Page 413;

Thence through said Shaker Road and with the west line of said Margaret Mentz, South 35°01'53" West, 113.11 feet to the southwest corner of aforesaid Margaret Mentz and the west R/W line of Mentz Road, said point referenced by an existing drill hole at 0.07 feet west;

Thence with the west R/W line of said Mentz Road, South 45°38'45" West, 338.00 feet to an existing 8 inch steel fence post at the northeast corner of a 0.794 acre tract conveyed to James E. & Christine M. Alcorn in Official Record 5517, Page 394;

Thence in part with the line of said James E. & Christine M. Alcorn, and in part with the north line of Parcel No. 4 conveyed to Cheney Dynos Inc. in Document No. 2022-027002 North 35°32'15" West, 738.43 feet, passing a Set Cross Notch at 200.00 feet to the **POINT OF BEGINNING**.

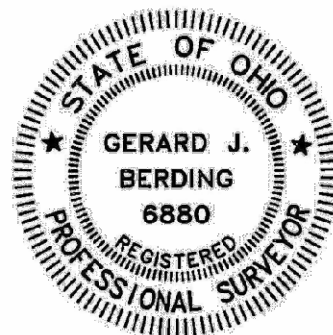
CONTAINING 7.7390 Acres. Subject to legal highways and easements of record.

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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