



Description of 14.436 Acres

for William E. Grob Revocable Trust Agreement, Carole A. Broyles and Julie L. Werring, Co-Trustees

Situate in Military Survey No.1499-B, Harlan Township, Warren County, Ohio and being all of the 13.977 Acres (Original 14 Acres & 128 Rods) conveyed to William E. Grob Revocable Trust Agreement, Carole A. Broyles and Julie L. Werring, Co-Trustees in Doc. No.2022-028972 in the Warren County, Ohio Recorder's Office and being bounded and more particularly described as follows:

Starting at an iron spike found in the centerline intersection of State Route No.28 and Morrow-Rossburg Road;

Thence with the centerline of said State Route No.28 North 68 degrees 59 minutes 13 seconds East a distance of 1042.47 feet to an iron spike found corner to Pelosi Investments, LLC's 56.612 Acres as recorded in Doc. No.2019-029605 in the Warren County, Ohio Recorder's Office; said point having Ohio State Plane Coordinates Projection: USA/NAD83 (2011) /Ohio (South) Geoid: Continental US_NGS2018 of Northing 464578.5494 and Easting 1521752.3183; said point being *the true point of beginning*;

Thence from said true point of beginning and continuing with the centerline of said State Route No.28 North 68 degrees 48 minutes 18 seconds East a distance of 754.97 feet to an iron spike found corner to Steven A. and Rebecca M. Ventura's 14.67 Acres as recorded in Official Record 3459, page 849 in the Warren County, Ohio Recorder's Office;

Thence with the line of said Steven A. and Rebecca M. Ventura's 14.67 Acres South 32 degrees 44 minutes 18 seconds East passing a 5/8" iron pin set at 42.00 feet for a total distance of 792.44 feet to a stone corner found on the line of Steven A. and Rebecca M. Ventura's 97.701 Acres as recorded in Official Record 2527, page 640 in the Warren County, Ohio Recorder's Office;

Thence with the line of said Steven A. and Rebecca M. Ventura's 97.701 Acres South 58 degrees 44 minutes 20 seconds West a distance of 726.65 feet to a point, corner to said Pelosi Investments, LLC, *reference a 5/8" iron pin set North 58 degrees 44 minutes 20 seconds East a distance of 5.00 feet*;

Thence with the line of said Pelosi Investments, LLC North 33 degrees 33 minutes 42 seconds West passing a 5/8" iron pin set at 874.88 feet for a total distance of 924.88 feet to the place of beginning,

CONTAINING 14.436 ACRES more or less, of which 0.754 Acres are in the right-of-way of said State Route No.28, subject, however, to all legal highways and easements of record. Bearings are based on Ohio State Plane Coordinates Projection: USA/ NAD83 (2011)/Ohio (South) Geoid:

ContinentalUS_NGS2018 and all other bearings and distances were measured in the field.

Surveyed by Christopher S. Renshaw, P.S., Ohio Reg. No. 8319 on 16 June 2026.

The survey is filed in Survey Record _____, page _____ of the Warren County Engineer's Record of Land Surveys.