



McDougall - Marsh
Land Surveyors

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

0.6955 acres

Tract I

Situate in Section 6, Town 2, Range 6 East, Harrison Township, Montgomery County, Ohio. Being part of a 1.255 acre (by deed) parcel conveyed to William L. Brown and Marilyn K. Brown, husband and wife and Juan Muzquiz and Jennifer Muzquiz, husband and wife, by I.R. Deed-04-044892 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.

Starting for reference at 1" iron pin in monument box found at Station 1000+00.00 in the centerline of Dayton – Covington Pike (having a width that varies):

Thence, northwesterly, with a curve to the right, having a radius of 9822.13 feet, an arc length of 52.59 feet, with a central angle of $00^{\circ}18'24''$ and chord length of 52.59 feet which bears $N 41^{\circ}11'12'' W$, to a Mag nail set at Station 1000+52.59 also being the southerly line extended of a 0.691 acre (by deed) parcel conveyed to International Quality Healthcare Corp. by I.R. Deed-06-097142:

Thence, $S 55^{\circ}03'00''W$, with said south line extended of 0.691 acre parcel, for a distance of 15.94 feet to a Mag nail set at the southeast corner of said 0.691 acre parcel on the old centerline of said Dayton – Covington Pike and being the **True Point of Beginning**:

Thence, from said **True Point of Beginning**, $S 37^{\circ}48'11''E$, with the old centerline of said Dayton – Covington Pike, for a distance of 36.30 feet to a Mag nail set 15.83 feet left of Station 1099+54.42:

Thence, $S 45^{\circ}22'48''E$, continuing with the old centerline of said Dayton – Covington Pike, for a distance of 53.43 feet to a Mag nail set at a new corner 14.69 feet left of Station 999+63.10:

Thence, with a new division line through said 1.255 acre parcel for the following three (3) courses:

- 1.) $S 48^{\circ}39'02''W$, passing a 5/8" iron pin set at 33.00 feet, for a total distance of 165.56 feet to a Mag nail set for a new corner.
- 2.) $N 40^{\circ}40'27''W$, for a distance of 4.10 feet to a Mag nail set for a new corner.
- 3.) $S 49^{\circ}29'40''W$, for a distance of 106.52 feet to a Mag nail set for a new corner on the northerly line of a 8.068 acre parcel conveyed to Board of Education of Dayton City School District by Deed Book 1863, Pages 488-490.

Thence, N 64°13'00"W, with the northerly line of said 8.068 acre parcel, for a distance of 103.58 feet to a 5/8" iron pin set at a northerly interior corner of said 8.068 acre parcel and a southerly interior corner of said 0.691 acre parcel:

Thence, N 00°30'00"W, with the southerly line of said 0.691 acre parcel, for a distance of 28.05 feet to a 5/8" iron pin set:

Thence, N 55°03'00" E, continuing with the southerly line of said 0.691 acre parcel, passing a 5/8" iron pin found at a distance of 259.61 feet, for a total distance of 294.25 feet to the **True Point of Beginning**, Containing 0.6955 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 April 2014, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "7735." Bearings are based on the southerly line of a 0.691 acre parcel (N 55°03'00"E) as recorded in Survey Volume 2006, Page 0431 of the Survey Records of Montgomery County, Ohio. Plat of Survey recorded in the Montgomery County Engineer's Record of Land Surveys, Volume 2014-0078.

Thomas K. Marsh

Thomas K. Marsh P.S. #7735

Date: 4/14/14



PAUL W. GRUNER, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY
DATE 04-14-14 FILE NO. 2014-0078

BY *James Ruemping*

hrl-hl-h
MONTGOMERY COUNTY ENGINEER
OR PLAT FOR AGRICULTURAL
UNDER
NO PLAT REQUIRED



McDougall - Marsh
Land Surveyors

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

0.5592 acres

Tract II

Situate in Section 6, Town 2, Range 6 East, Harrison Township, Montgomery County, Ohio. Being part of a 1.255 acre (by deed) parcel conveyed to William L. Brown and Marilyn K. Brown, husband and wife and Juan Muzquiz and Jennifer Muzquiz, husband and wife, by I.R. Deed-04-044892 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.

Starting for reference at 1" iron pin in monument box found at Station 1000+00.00 in the centerline of Dayton – Covington Pike (having a width that varies):

Thence, northwesterly, with a curve to the right, having a radius of 9822.13 feet, an arc length of 52.59 feet, with a central angle of 00°18'24" and chord length of 52.59 feet which bears N 41°11'12" W, to a Mag nail set at Station 1000+52.59 also being the southerly line extended of a 0.691 acre (by deed) parcel conveyed to International Quality Healthcare Corp. by I.R. Deed-06-097142:

Thence, S 55°03'00"W, with said south line extended of 0.691 acre parcel, for a distance of 15.94 feet to a Mag nail set at the southeast corner of said 0.691 acre parcel on the old centerline of said Dayton – Covington Pike at 15.83 feet left of Station 1099+54.42:

Thence, S 37°48'11"E, with the old centerline of said Dayton – Covington Pike, for a distance of 36.30 feet to a Mag nail set:

Thence, S 45°22'48"E, continuing with the old centerline of said Dayton – Covington Pike, for a distance of 53.43 feet to a Mag nail set at a new corner 14.69 feet left of Station 999+63.10 and being the ***True Point of Beginning***:

Thence, from said ***True Point of Beginning***, S 45°22'48"E, continuing with the old centerline of said Dayton – Covington Pike, for a distance of 88.84 feet to a Mag nail set 8.78 feet left of Station 998+76.47 at the northerly corner of a 8.068 acre parcel conveyed to Board of Education of Dayton City School District by Deed Book 1863, Pages 488-490.

Thence, S 44°47'00"W, with the northerly line of said 8.068 acre parcel, passing a 5/8" iron pin set at 33.00 feet, for a total distance of 178.40 feet to a 5/8" iron pin set at a point of curvature:

Thence, southwesterly, with a curve to the right, having a radius of 75.74 feet, an arc length of 93.85 feet, with a central angle of $70^{\circ}59'45''$ and chord length of 87.96 feet which bears $S\ 80^{\circ}16'53''\ W$, to a Mag nail set at a point of tangency:

Thence, $N\ 64^{\circ}13'00''\ W$, with the northerly line of said 8.068 acre parcel, for a distance of 65.32 feet to a $5/8''$ iron pin set at a new corner:

Thence, with a new division line through said 1.255 acre parcel for the following three (3) courses:

- 1.) $N\ 49^{\circ}29'40''\ E$, for a distance of 106.52 feet to a Mag nail set for a new corner.
- 2.) $S\ 40^{\circ}40'27''\ E$, for a distance of 4.10 feet to a Mag nail set for a new corner.
- 3.) $N\ 48^{\circ}39'02''\ E$, for a distance of 165.56 feet to the **True Point of Beginning**, Containing 0.5592 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 April 2014, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are $30'' \times 5/8''$ capped "7735." Bearings are based on the southerly line of a 0.691 acre parcel ($N\ 55^{\circ}03'00''\ E$) as recorded in Survey Volume 2006, Page 0431 of the Survey Records of Montgomery County, Ohio. Plat of Survey recorded in the Montgomery County Engineer's Record of Land Surveys, Volume 2014-0078.

Thomas K. Marsh

Thomas K. Marsh P.S. #7735

Date: 4/14/14



BY *Paul W. Gruner*
DATE 04-14-14 FILE NO. 2014-0078
ACCEGE AND CLOSURE ONLY
APPROVED FOR POINT OF BEGINNING,
MONTGOMERY COUNTY ENGINEER,
PAUL W. GRUNER, P.E., P.S.

NO APPROVAL OR PLAT REQUIRED
UNDER O.R.C. 711.15 FOR AGRICULTURAL
OR PERSONAL RECREATION USE ONLY
Montgomery County Planning Commission

Stall DATE 4-14-14