

LEGAL DESCRIPTION
Annexation to the City of Mason, Ohio
78.2237 Acres

Situated in Section 1, Town 3, Range 3, and Section 31, Town 4, Range 3, Deerfield Township, Warren County, Ohio, and being more particularly described as follows:

Commencing at a point in the south line of Section 31, and in the centerline of Mason Road, with said point being;

- 1.) S.87°54'56"E, a distance of 55.56 feet;
- 2.) S.86°57'44"E, a distance of 855.04 feet, along said centerline to the southeast corner of a tract of land described in Official Record Volume 1748, Pages 28 and 31;

Thence along the easterly line of said tract, N.03°14'00"E, a distance of 30.00 feet to a point in the existing roadway easement right-of-way line for Mason Road with said point being in the existing corporation line for the City of Mason, and being the principal point of beginning for the herein described area to be annexed;

Thence from said principal point of beginning, and running with the existing corporation line for the City of Mason, and along the existing roadway easement right-of-way line for Mason Road (being 30 feet north of and parallel to said Mason Road centerline) on the following three (3) courses and distances:

- 1.) N.86°57'44"W, a distance of 855.39 feet (calculated) to a point;
- 2.) N.87°54'56"W, a distance of 57.26 feet (calculated) to a point;
- 3.) S.86°32'22"W, a distance of 147.62 feet (calculated) to a point in the westerly line of a 5.000 acre tract of land described in Official Record Volume 1325, Page 719;

Thence leaving said right-of-way line and continuing with the existing corporation line for the City of Mason on the following three (3) courses and distances:

- 1.) along the westerly line of said 5.000 acre tract, and the westerly line of a tract of land described in Official Record Volume 926, Page 793, N.03°42'32"E, a distance of 2690.55 feet (calculated) to the northwest corner of said tract;

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- 2.) with the northerly line of said tract, and with the northerly line of a 9.300 acre tract of land described in Official Record Volume 2005, Page 204, and also along the northerly line of a 47.9011 acre tract described in Official Record Volume 1748, Pages 28 and 31, S.86°41'30"E, a total distance of 1423.73 feet (per Survey Record 97-45) to the northeast corner of said tract;
- 3.) along the easterly line of said 47.9011 acre tract, S.03°14'00"W, a distance of 1569.70 feet to an existing corner of said 47.9011 acre tract;

Thence leaving said existing corporation line and continuing with the boundary lines of said 47.9011 acre tract, on the following two (2) courses and distances:

- 1.) running parallel with the centerline of Mason Road, N.86°57'44"W., a distance of 386.81 feet to a point;
- 2.) S.03°14'00"W., a distance of 1096.30 feet (calculated) to the point of beginning;

Containing 78.2237 acres, more or less, of which approximately 9.1585 acres are in Section 1, and 69.0652 acres are in Section 31, and all being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.

The bearing system for the above-described area is based on the annexation plat recorded in Official Record Volume 1185, Page 344 of the Warren County Ohio Recorders Office.

The above-description was prepared from the existing documents of record by:

CDS Associates, Inc.
Lee A. Russell, P.S.
Registered Professional Surveyor
#6840 in Ohio
September 2000
This is not the result of a new survey.