

LEGAL DESCRIPTION

121.052 ACRE TRACT

Sidwell No.

SITUATE in Section 15, Town 4, Range 3, in Union Township, Warren County, Ohio; and being part of a 135.83 acre tract of land conveyed to Lyle W. Castle by instrument as recorded in Official Record 1807, Page 990 of the Warren County Official Deed Records, and being more particularly bounded and described, as surveyed by LJB Inc. in June, 2001, with bearings based upon the west line of said Section 15, as follows:

Beginning at a railroad spike found at the Southwest corner of said Section 15, said spike being the southwest corner of said 135.83 acre tract and in the centerline of Bunnell Road (T.H. 69), being True Point of Beginning;

Thence with the west line of said tract and said Section North 03° 19' 00" East 3,762.00 feet to an iron pin set at the northwest corner of said tract, being also the southwest corner of an 89.350 acre parcel of land (William O Baudendistel & Margaret Baudendistel - OR 262 p. 783);

Thence with the north line of said tract and the south line of said 89.350 acre parcel South 70° 48' 56" East 1,445.45 feet to an iron pin found;

Thence continuing with said lines South 16° 04' 06" West 160.46 feet to an iron pin set, being the northwest corner of a 5.004 acre parcel of land (James Berney Wilson - OR 1935 p. 251);

Thence with the west line of said 5.004 acre parcel South 14° 18' 33" West 538.23 feet to an iron pin set, being the southwest corner of said parcel;

Thence with the south line of said 5.004 acre parcel South 76° 03' 48" East 343.96 feet to an iron pin set, being the southeast corner of said parcel and the southwest corner of a 5.492 acre parcel of land (Charles William Castle and Patricia Ann Castle - OR 2013 p. 506);

Thence with the south line of said 5.492 acre parcel South 49° 51' 39" East, passing an iron pin found at 466.20 feet, for a total distance of 513.27 feet to a railroad spike set, being the southeast corner of said 5.492 acre parcel, in the east line of said 135.83 acre tract, in the centerline of US Route 42 and in the west line of a 4.72 acre parcel of land (O. & H. Horsley - DB 328, p. 335);

Thence with said centerline and said east line, and the west line of said 4.72 acre parcel and a 19.971 acre parcel of land (H. Evan Ford & Kristine M. Ford - OR 1690 p. 735), South 23° 02' 57" West 293.06 feet to railroad spike set;

Thence along new lines for the following five courses:

North 66° 57' 03" West 443.19 feet to an iron pin set;

North 86° 32' 30" West 266.38 feet to an iron pin set;

South 8° 33' 47" West 231.40 feet to an iron pin set;

South 57° 23' 50" East 232.15 feet to an iron pin set;

South 68° 25' 21" East 407.48 feet to a railroad spike set in the east line of said tract, being in said centerline and the west line of said 19.971 acre parcel;

Thence with the east line of said tract, said centerline, the west line of said 19.971 acre parcel, the west line of a 24.895 acre parcel of land (The Golf Ranch, Inc. - OR 1908 p. 227) and the west line of a 5.0478 acre parcel of land (Stolle Equipment and Trading Corp. - OR 1908 p. 229) South 23° 02' 57" West 1,754.76 feet to an iron pin found at an angle point in said lines;

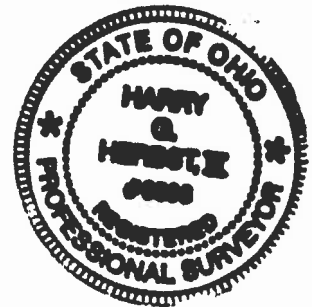
Thence continuing with the east line of said tract, said centerline and the west line of said 5.0478 acre parcel South 37° 43' 06" West 82.63 feet to an iron pin found, being the southeast corner of said tract, the southwest corner of said 5.0478 acre parcel, in the centerline of Bunnell Road (T.H. 69), and in the south line of said Section;

Thence with the south line of said Section and the south line of said tract and said centerline North 86° 22' 23" West 1,147.91 feet to the True Point of Beginning containing 121.052 acres, more or less, subject to all legal easements and restrictions of record.

Iron pins set are 5/8" diameter with plastic cap marked "LJB".

The description above was calculated and derived from a field survey by LJB Inc. and made under the supervision of Harry G. Herbst III, Registered Surveyor No. 6596.

LJB Inc. by Harry G. Herbst III
Harry G. Herbst III, Ohio PS # 6596 Date 6/15/2011



LEGAL DESCRIPTION

5.000 ACRE TRACT

Sidwell No.

SITUATE in Section 15, Town 4, Range 3, in Union Township, Warren County, Ohio; and being part of a 135.83 acre tract of land conveyed to Lyle W. Castle by instrument as recorded in Official Record 1807, Page 990 of the Warren County Official Deed Records, and being more particularly bounded and described, as surveyed by LJB Inc. in June, 2001, with bearings based upon the west line of said Section 15, as follows:

Beginning for reference at a railroad spike found at the southwest corner of said tract, being the southwest corner of said Section and in the centerline of Bunnell Road (T.H. 69);

Thence with the south line of said tract and said lines South $86^{\circ} 22' 23''$ East a distance of 1,147.91 feet to an iron pin found at the southeast corner of said tract, being also the southwest corner of a 5.0478 acre parcel of land (Stolle Equipment and Trading Corp. - OR 1908 p. 229) and in the old centerline of US Route 42;

Thence with the east line of said tract, said centerline and the west line of said 5.0478 acre parcel North $37^{\circ} 43' 06''$ East a distance of 82.63 feet to an iron pin found at an angle point in said lines;

Thence continuing with said lines, the west line of a 24.895 acre parcel of land (The Golf Ranch, Inc. - OR 1908 p. 227) and the west line of a 19.971 acre parcel of land (H. Evan Ford & Kristine M. Ford - OR 1690 p. 735) North $23^{\circ} 02' 57''$ East a distance of 1,754.76 feet to a railroad spike set, said spike also being the **True Point of Beginning**;

Thence along new lines for the following five courses:

North $68^{\circ} 25' 21''$ West 407.48 feet to an iron pin set;

North $57^{\circ} 23' 50''$ West 232.15 feet to an iron pin set;

North $8^{\circ} 33' 47''$ East 231.40 feet to an iron pin set;

South $86^{\circ} 32' 30''$ East 266.38 feet to an iron pin set;

South $66^{\circ} 57' 03''$ East 443.19 feet to a railroad spike set in the east line of said tract, being in said centerline and the west line of said 19.971 acre parcel;

Thence South $23^{\circ} 02' 57''$ West 341.43 feet to the **True Point of Beginning** containing 5.000 acres, more or less, subject to all legal easements and restrictions of record.

Iron pins set are 5/8" diameter with plastic cap marked "LJB".

The description above was calculated and derived from a field survey by LJB Inc. and made under the supervision of Harry G. Herbst III, Registered Surveyor No. 6596.

LJB Inc. by _____

Harry G. Herbst III, Ohio PS # 6596 Date _____

