

01-057 RP



DESCRIPTION OF
0.4734 ACRES
NEW LOT 3
PARKSIDE SUBDIVISION, SECTION 1
WARREN COUNTY, OHIO

Situate in the State of Ohio, County of Warren, City of Mason, lying in Section 31, Town 4, Range 3, Miami River Survey, and being all of Lot 3, and part of Lot 4, PARKSIDE SUBDIVISION, SECTION 1, as delineated on the plat of record in Plat Book 40, Page 25, records of the Recorder's Office, Warren County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin found in the westerly right-of-way line of Hickory Woods Drive (varying in width), at the common corner of said Lot 3 and Lot 2, of said PARKSIDE SUBDIVISION, SECTION 1;

Thence the following three (3) courses and distances along said westerly right-of-way line of Hickory Woods Drive:

1. Thence S 03° 35' 00" E, a distance of 60.68 feet, to the point of curvature of a curve to the left;
2. Thence southerly along arc of said curve, having a radius 505.00 feet, a central angle of 04° 30' 08", a distance of 39.68 feet, to a point of reverse curvature;
3. Thence southwesterly along arc of said curve, having a radius 15.00 feet, a central angle of 85° 35' 18", a distance of 22.41 feet, to the point of tangency in the northerly right-of-way line of Parkside Drive (50.00 feet in width);

Thence the following three (3) courses and distances along said northerly right-of-way line of Parkside Drive:

1. Thence S 77° 30' 10" W, a distance of 6.84 feet, and along the southerly line of said Lot 3, to the point of curvature of a curve to the left;
2. Thence westerly along arc of said curve, and along the southerly line of said Lot 3, having a radius 375.00 feet, a central angle of 13° 51' 56", a distance of 90.75 feet, to an iron pin found at the common corner of said Lot 3 and Lot 4, of said PARKSIDE SUBDIVISION;
3. Thence continue westerly along arc of said curve, and along the southerly line of said Lot 4, having a radius 375.00 feet, a central angle of 00° 56' 59", a distance of 6.22 feet, to an iron pin set;



Thence N 33° 55' 01" W, a distance of 184.87 feet, across said Lot 4, to an iron pin found at the common corner of said Lot 4 and aforesaid Lot 2;

Thence the following two (2) courses and distances along the lines common to said Lots 4 and 2:

1. Thence N 86° 25' 00" E, a distance of 33.11 feet, to an iron pin found;
2. Thence S 26° 21' 46" E, a distance of 16.27 feet, to an iron pin found at a common corner of said Lot 4, Lot 3, and Lot 2;

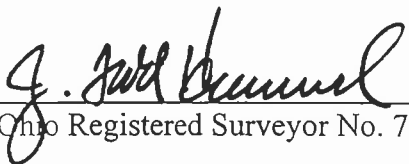
Thence N 86° 25' 00" E, a distance of 164.59 feet, along the line common to said Lot 3 and Lot 2, to the POINT OF BEGINNING. Containing 0.4734 acres, more or less, and being subject to all easements, restrictions, and rights-of-way of record.

The bearings in the above description are based on the bearing of S 77°30'10"W, for the centerline of Parkside Drive, as delineated on the plat of PARKSIDE SUBDIVISION, SECTION 1, of record in Plat Book 40, Page 25, records of the Recorder's Office, Warren County, Ohio.

The above description is based on a survey prepared by R. D. Zande and Associates, Inc. under the direct supervision of J. Todd Henwood, P.S., Ohio Registered Surveyor Number 7660, dated October 18, 1999, the survey plat of which is filed in Vol. _____, Plat No. _____, of the Warren County Engineer's Record of Land Division.



R. D. Zande & Associates, Inc.


Ohio Registered Surveyor No. 7660

**DESCRIPTION OF
0.3385 ACRES
NEW LOT 4
PARKSIDE SUBDIVISION, SECTION 1
WARREN COUNTY, OHIO**

Situate in the State of Ohio, County of Warren, City of Mason, lying in Section 31, Town 4, Range 3, Miami River Survey, and being part of Lot 4, PARKSIDE SUBDIVISION, SECTION 1, as delineated on the plat of record in Plat Book 40, Page 25, records of the Recorder's Office, Warren County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set on a curve concaving to the northwest in the northerly right-of-way line of Parkside Drive (50.00 feet in width), at the common corner of said Lot 4 and Lot 5, of said PARKSIDE SUBDIVISION, SECTION 1;

Thence N 40° 32' 46" W, a distance of 128.73 feet, along the line common to said Lots 4 and 5, to an iron pin set at the common corner of said Lots 4 and 5;

Thence N 26° 42' 23" E, a distance of 116.22 feet, along the northerly line of said Lot 4, to and iron pin found at the common corner of said Lot 4, and Lot 2, of said PARKSIDE SUBDIVISION;

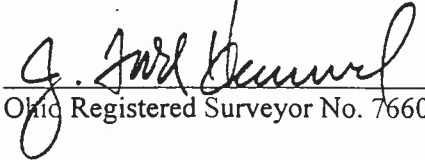
Thence S 33° 55' 10" E, a distance of 184.87 feet, across said Lot 4, to an iron pin set on a curve concaving to the northwest in the aforesaid northerly right-of-way line of Parkside Drive;

Thence southwesterly along arc of said curve, having a radius 375.00 feet, a central angle of 13° 14' 01", a distance of 86.61 feet, to the POINT OF BEGINNING. Containing 0.3385 acres, more or less, and being subject to all easements, restrictions, and rights-of-way of record.

The bearings in the above description are based on the bearing of S 77°30'10"W, for the centerline of Parkside Drive, as delineated on the plat of PARKSIDE SUBDIVISION, SECTION 1, of record in Plat Book 40, Page 25, records of the Recorder's Office, Warren County, Ohio.

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R. D. Zande & Associates, Inc.


Ohio Registered Surveyor No. 7660



JTH
May 14, 2001
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**DESCRIPTION OF
0.0727 ACRES
LOT-SPLIT PARCEL BETWEEN LOTS 3 AND 4
PARKSIDE SUBDIVISION, SECTION 1
WARREN COUNTY, OHIO**

Situate in the State of Ohio, County of Warren, City of Mason, lying in Section 31, Town 4, Range 3, Miami River Survey, and being part of Lot 4, PARKSIDE SUBDIVISION, SECTION 1, as delineated on the plat of record in Plat Book 40, Page 25, records of the Recorder's Office, Warren County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set on a curve concaving to the northwest in the northerly right-of-way line of Parkside Drive (50.00 feet in width), at the common corner of said Lot 4 and Lot 3, of said PARKSIDE SUBDIVISION, SECTION 1;

Thence southwesterly along arc of said curve, and along the southerly line of said Lot 4, having a radius 375.00 feet, a central angle of 00° 56' 59", a distance of 6.22 feet, to an iron pin set;

Thence N 33° 55' 01" W, a distance of 184.87 feet, across said Lot 4, to an iron pin found at the common corner of said Lot 4 and aforesaid Lot 2;

Thence the following two (2) courses and distances along the lines common to said Lots 4 and 2:

1. Thence N 86° 25' 00" E, a distance of 33.11 feet, to an iron pin found;
2. Thence S 26° 21' 46" E, a distance of 16.27 feet, to an iron pin found at a common corner of said Lot 4, Lot 3, and Lot 2;

Thence continue S 26° 21' 46" E, a distance of 154.13 feet, along the line common to said Lot 4 and Lot 3, to the POINT OF BEGINNING. Containing 0.0727 acres, more or less, and being subject to all easements, restrictions, and rights-of-way of record.

The bearings in the above description are based on the bearing of S 77°30'10"W, for the centerline of Parkside Drive, as delineated on the plat of PARKSIDE SUBDIVISION, SECTION 1, of record in Plat Book 40, Page 25, records of the Recorder's Office, Warren County, Ohio.

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