

County Warren

City of Mason

Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 17-WD

OWNER: John J. & Linda S. Favaron  
TYPE OF INTEREST: Warranty Deed

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.350 acre tract of land in part of the lands of John J. & Linda S. Favaron as recorded in Volume 123, Page 537 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southwest corner of aforementioned Section 30, along the Westerly line of said section North  $03^{\circ}41'36''$  East, 129.64 feet to the Southeast corner of Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio; thence continuing along said Westerly section line, North  $03^{\circ}59'56''$  East, 1918.41 feet to a point 21.56 feet right of centerline station 122+60.67 of the City of Mason Roadway Improvement Plans and the Southwest corner of the aforementioned lands of John J. & Linda S. Favaron and the true point of beginning;

thence continuing along said section line, North  $04^{\circ}24'51''$  East, 250.95 feet to a point in the Northerly line of the aforementioned lands of John J. & Linda S. Favaron;

thence leaving said section line, along said Northerly line, South  $88^{\circ}16'52''$  East, 56.09 feet;

thence leaving said Northerly line, South  $02^{\circ}06'54''$  West, 122.86 feet;

thence South  $02^{\circ}40'40''$  West, 127.88 feet to a point in the Southerly line of the aforementioned lands of John J. & Linda S. Favaron;

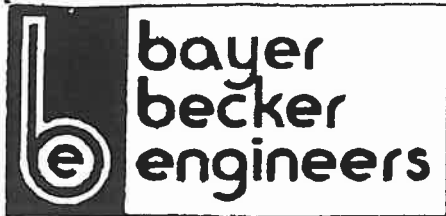
thence along said Southerly line, North  $88^{\circ}15'16''$  West, 64.90 feet to the point of beginning containing 15,243.28 square feet or 0.350 acres of land and being subject to all easements and right-of-ways of record and of which 7529.14 square feet or 0.173 acres of land are present road occupied.

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PARCEL NO. 17-WD

Owner claims title by instrument of record in Volume 123, Page 537 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-301-001.

The above description is based upon a survey of the City of Mason Roadway Improvement Plans by Bayer-Becker Engineers, under the direction of Todd K. Turner Registered Surveyor #7684 in the State of Ohio.



engineers  
planners  
architects  
surveyors

700 Nilles Road  
Fairfield, OH 45014  
P. 513.829.2149  
F. 513.829.2457  
fairfield@bayerbecker.com

County Warren

City of Mason  
Roadway Improvement Plans

**LEGAL DESCRIPTION**

**PARCEL NO. 17-T (Revised)**

**OWNER: John J. & Linda S. Favaron**

**TYPE OF INTEREST: Temporary Construction and Grading Easement**

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.215 acre Temporary Construction and Grading Easement in part of the lands of John J. & Linda S. Favaron as recorded in Volume 123, Page 537 of the Warren County Ohio Records and further described as follows:

Beginning at a point found by measuring from the Southwest corner of aforementioned Section 30, along the Westerly line of said section North 03°41'36" East, 129.64 feet to the Southeast corner of Section 36, Town 4, Range 2, City of Mason, Warren County, State of Ohio; thence continuing along said Westerly section line, North 03°59'56" East, 1918.41 feet to a point 21.56 feet right of centerline station 122+60.67 of the City of Mason Roadway Improvement Plans and the Southwest corner of the aforementioned lands of John J. & Linda S. Favaron; thence leaving said section line, along the Southerly line of said lands of John J. & Linda S. Favaron, South 88°15'16" East, 64.90 feet to a point 43.33 feet left of centerline station 122+59.42 of the City of Mason Roadway Improvement Plans and the true point of beginning;

- thence from the point of beginning thus found, leaving said Southerly line, North 02°40'40" East, 127.88 feet;
- thence North 02°06'54" East, 122.86 feet to a point in the Northerly line of the aforementioned lands of John J. & Linda S. Favaron;
- thence along said Northerly line, South 88°16'52" East, 40.42 feet;
- thence leaving said South 20°20'28" West, 44.33 feet;
- thence South 04°22'19" West, 96.11 feet;
- thence South 85°12'39" East, 4.95 feet;

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700 Nilles Road  
Fairfield, OH 45014

14 East Eighth Street  
Covington, KY 41011

6900 Tylersville Road  
Mason, OH 45040

777 Eads Pkwy., Suite C  
Lawrenceburg, IN 47025

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thence South 12°32'25" East, 11.42 feet;  
thence South 03°50'36" West, 21.31 feet;  
thence South 86°09'14" East, 32.29 feet;  
thence South 03°32'51" West, 39.11 feet;  
thence South 30°32'15" East, 45.43 feet to a point in the aforementioned Southerly line of the  
lands of John J. & Linda S. Favaron;  
thence along said Southerly line, North 88°15'16" West, 40.89 feet to the point of beginning  
containing 9382.67 square feet or 0.215 acres of land.

Owner claims title by instrument of record in Volume 123, Page 537 recorded in the Warren County  
Ohio Records. Auditors Parcel No. 16-30-301-001.

The above description is based upon a survey of the City of Mason Roadway Improvement Plans by  
Bayer-Becker Engineers, under the direction of Todd K. Turner Registered Surveyor #7684 in the State  
of Ohio.

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