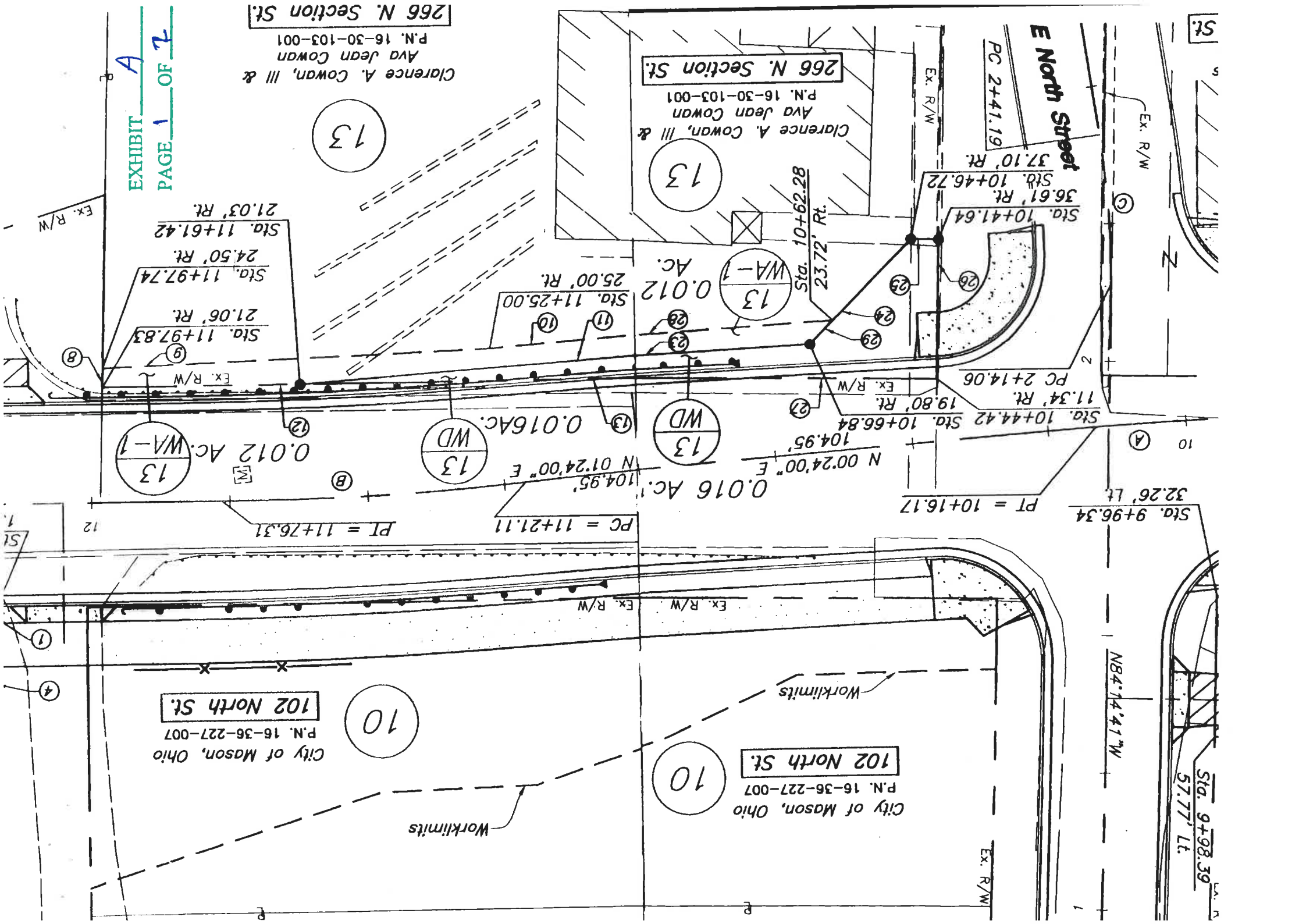


266 N. Section St.  
Clarence A. Cowan, III &  
Ava Jean Cowan  
P.N. 16-30-103-001

266 N. Section St.  
Clarence A. Cowan, III &  
Ava Jean Cowan  
P.N. 16-30-103-001

102 North St.  
City of Mason, Ohio  
P.N. 16-36-227-007

102 North St.  
City of Mason, Ohio  
P.N. 16-36-227-007



PARCEL 13WD  
MASON-MONTGOMERY ROAD  
0.086 ACRE

Situated in the State of Ohio, County of Warren, City of Mason, lying in Section 30, Township 4 East, Range 2 North, Between the Miamis, being a part of those 0.51 and 0.017 acre tracts conveyed to Clarence A. Cowan, III and Ava Jean Cowan of record in Deed Book 506, Page 538, and described as follows:

*Beginning* at a magnetic nail set marking the southwest corner of said 0.017 acre tract and a corner of East North Street as shown on Cowan Subdivision of record in Plat Book 3, Page 355, and in the centerline of Mason-Montgomery Road, said point being North 05° 05' 43" East, with said centerline, 15.00 feet from the centerline intersection of Mason-Montgomery Road with East North Street;

thence North 05° 05' 43" East, with said centerline and the west line of said 0.51 and 0.017 acre tracts, 152.17 feet to a magnetic nail set at the northwest corner thereof and a southwest corner of 7WDV as shown on Road Dedication Plan, Mason-Montgomery Road and Indiana & Ohio Railroad Project of record in Plat Book 46, Page 63;

thence South 83° 04' 47" East, with a line common to said 0.51 acre tract and said 7WDV, 20.01 feet to an iron pin set;

thence South 05° 05' 43" West, across said 0.51 acre tract with the east right-of-way line of Mason-Montgomery Road, 35.84 feet to an iron pin set;

thence South 01° 13' 59" West, across said 0.51 acre tract, 93.05 feet to an iron pin set;

thence South 41° 06' 34" East, across said 0.51 acre tract, 26.54 feet to an iron pin set in the line common to said 0.51 and 0.017 acre tracts;

thence South 05° 05' 43" West, across said 0.017 acre tract, 5.10 feet to an iron pin set in the north right-of-way line of East North Street and the south line of said 0.017 acre tract;

thence North 84° 08' 17" West, with said south line and partly with said North right-of-way line, 45.44 feet to the *True Point of Beginning*, containing 0.086 acre, more or less, which includes 0.070 acre in the present roadway occupied.

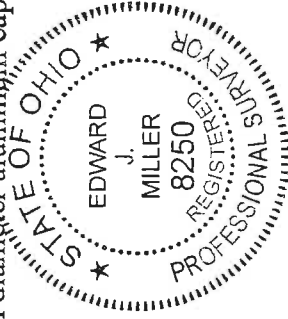
Of the above described 0.086 acre, 0.081 acre is located in Parcel No. 16-30-103-001, which includes 0.068 acre in the present roadway occupied; 0.005 acre is located in Parcel No. 16-30-103-008, which includes 0.002 acre in the present roadway occupied.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments 33 & 33A, established by Woolpert, Inc. for Warren County GIS GPS Control Network, having a bearing of North 05° 06' 09" East for a portion of the centerline of Mason-Montgomery Road.

All references are to the records of the Recorder's Office, Warren County, Ohio.

This survey was prepared by Evans, Mechwart, Hambleton & Tilton, Inc. under the direction of Edward J. Miller, P.S. No. 8250 from existing records and actual field surveys performed in 2006.

Iron pins set, where indicated, are ¾ inch steel rods, thirty (30) inches long with a 1 ½ inch diameter aluminum cap stamped "City of Mason, Ohio Right-of-Way Marker."



EVANS, MECHWART, HAMBLETON & TILTON, INC.

12/7/06

Edward J. Miller  
Professional Surveyor No. 8250

Date