

DESCRIPTION FOR:

**City of Mason Annexation
Terra Firma DD LLC Area**

LOCATION:

**Sections 14 & 20, T 4 E, R 3 N
Union Township, Warren County, Ohio
414.0822 Acres**

Situate in Sections 14 and 20, Town 4 East, Range 3 North, Union Township, Warren County, Ohio and being more particularly described as follows:

Beginning at a point in the existing corporation line of the City of Mason at the southeast corner of said Section 20. Said point of beginning also being a south corner of a 222.7418 acre tract of lands conveyed to TERRA FIRMA DD, LLC in Warren County Document Numbers 2014-017332 & 2014-017333, records of the Warren County, Ohio Recorder's Office;

Thence along the south line of said Section 20, along said corporation line and with south lines of said TERRA FIRMA DD, LLC lands, North 84°33'32" West, 1,499.75 feet and North 84°54'17" West, 364.24 feet to a southwest corner of said 222.7418 acre tract;

Thence leaving said section line, continuing along said corporation line and in part, with a southwest line of said 222.7418 acre tract, North 23°07'49" West, 205.31 feet to the centerline of US ROUTE 42, width varies, as shown on right-of-plans of aforesaid Warren County and commonly known as project WAR-42 (3.42-10.30);

Thence leaving said corporation line, along said centerline, along an arc deflecting to the left, having a central angle of 13°05'54", a radius of 2,022.44 feet and a length of 462.35 feet. The chord of said arc bears North 42°46'55" East, 461.34 feet to the southeasterly corner of lands conveyed to Minerva Schappacher, Trustee in Official Record 4884, Page 799, records of the Warren County, Ohio Recorder's Office;

Thence along a south line of said Minerva Schappacher, Trustee lands, North 83°52'51" West, 46.40 feet to the north line of aforesaid US ROUTE 42 and existing corporation line of the City of Mason;

Thence along north lines of said US ROUTE 42 and continuing along said corporation line, the following eight (8) courses and distances:

- 1.) Along an arc deflecting to the left, having a central angle of 00°01'00", a radius of 1,982.44 feet and a length of 0.58 feet. The chord of said arc bears North 36°53'50" East, 0.58 feet;
- 2.) North 53°06'40" West, 5.00 feet;
- 3.) Along an arc deflecting to the left, having a central angle of 00°57'26", a radius of 1,977.44 feet and a length of 33.04 feet. The chord of said arc bears North 36°24'37" East, 33.04 feet;
- 4.) North 35°55'54" East, 316.21 feet;
- 5.) South 54°04'06" East, 5.00 feet;



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- 6.) North $35^{\circ}55'54''$ East, 725.98 feet;
- 7.) Along an arc deflecting to the left, having a central angle of $01^{\circ}49'00''$, a radius of 11,419.16 feet and a length of 362.07 feet. The chord of said arc bears North $35^{\circ}01'24''$ East, 362.05 feet;
- 8.) North $34^{\circ}06'54''$ East, 109.27 feet to the south line of a 50.4664 acre tract of lands conveyed to CITY OF MASON, OHIO in Warren County Document Number 2014-017335, records of the Warren County, Ohio Recorder's Office;

Thence along the south line of said 50.4664 acre tract, continuing along said corporation line, North $84^{\circ}30'52''$ West, 1,506.15 feet to the southwest corner of said 50.4664 acre tract;

Thence in part with the west line of said 50.4664 acre tract, continuing along said corporation line, (across lands conveyed to the INDIANA & OHIO RAILROAD COMPANY in Deed Book 374, Page 72), North $05^{\circ}45'56''$ East, 395.87 feet;

Thence continuing across said INDIANA & OHIO RAILROAD COMPANY lands and with said corporation line, North $84^{\circ}14'01''$ West, 140.16 feet to a north line of said INDIANA & OHIO RAILROAD COMPANY lands;

Thence along a north line of said INDIANA & OHIO RAILROAD COMPANY lands, continuing along said corporation line, North $51^{\circ}05'32''$ East, 197.09 feet to the south corner of a 106.5796 acre tract of lands conveyed to CITY OF MASON, OHIO in Warren County Document Number 2014-017335, records of the Warren County, Ohio Recorder's Office;

Thence with a west line of said 106.5796 acre tract and continuing along said corporation line, North $05^{\circ}45'56''$ East, 2,699.28 feet to a west corner of said 106.5796 acre tract;

Thence leaving said corporation line and along a west line of said 106.5796 acre tract, North $04^{\circ}14'23''$ East, 287.03 feet to the south line of BUNNELL ROAD, currently sixty (60) feet in width;

Thence along the south line of said BUNNELL ROAD, South $84^{\circ}14'09''$ East, 180.02 feet and South $83^{\circ}58'06''$ East, 1,979.94 feet to a south line of aforesaid INDIANA & OHIO RAILROAD;

Thence along the south line of said INDIANA & OHIO RAILROAD, South $42^{\circ}26'03''$ East, 1,184.97 feet to the north line of aforesaid US ROUTE 42;

Thence along the north line of said US ROUTE 42, South $40^{\circ}04'38''$ West, 323.85 feet to a south line of said INDIANA & OHIO RAILROAD COMPANY lands;



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Thence along a south line of said INDIANA & OHIO RAILROAD, South 65°46'58" West, 621.51 feet;

Thence in part, with a line of said INDIANA & OHIO RAILROAD and in part, along the northeast line of lands conveyed to CITY OF MASON in Warren County Document Number 2014-017335, records of the Warren County, Ohio Recorder's Office, South 50°23'57" East, 295.00 feet to the north line of aforesaid US ROUTE 42;

Thence along the north line of said US ROUTE 42, South 33°19'54" West, 28.22 feet to the intersection of said north line and extension of a north line of lands conveyed to CITY OF LEBANON in Official Record 1607, Page 798, records of the Warren County, Ohio Recorder's Office;

Thence along the north line of said CITY OF LEBANON lands and extension thereof, South 55°11'13" East, 80.03 feet to the south line of aforesaid US ROUTE 42 and existing corporation line of the City of Lebanon;

Thence along the south line of said US ROUTE 42 and continuing along said corporation line, the following three (3) courses and distances:

- 1.) South 33°19'54" West, 476.01 feet;
- 2.) Along an arc deflecting to the right, having a central angle of 00°47'00", a radius of 22,958.32 feet and a length of 313.88 feet. The chord of said arc bears South 33°43'24" West, 313.88 feet;
- 3.) South 34°06'54" West, 214.62 feet to a north line of the aforesaid 222.7418 acre tract of lands conveyed to TERRA FIRMA DD, LLC;

Thence along lines of said TERRA FIRMA DD, LLC lands and continuing along said corporation line, the following eight (8) courses and distances:

- 1.) South 53°52'59" East, 393.96 feet to the east line of aforesaid Section 20;
- 2.) South 84°27'19" East, 962.94 feet;
- 3.) South 84°19'29" East, 1,198.05 feet;
- 4.) South 05°32'09" West, 774.84 feet;
- 5.) South 05°38'21" West, 883.74 feet;
- 6.) South 82°16'39" East, 495.21 feet;
- 7.) South 05°46'01" West, 156.42 feet;
- 8.) South 06°05'19" West, 863.17 feet to the aforesaid existing corporation line of the City of Mason and south line of aforesaid Section 14;

Thence leaving said corporation line of the City of Lebanon, along said corporation line of the City of Mason, along said south line of Section 14 and continuing with a south line of said TERRA FIRMA DD, LLC lands, North 84°25'47" West, 2,675.21 feet to the point of beginning.



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Containing 414.0822 acres of land of which 153.3747 acres lie within Section 14 and 260.7075 acres lie within Section 20 including 7.3404 acres which lie within aforesaid US ROUTE 42.

Subject to all legal highways, easements and restrictions of record.

The above description is the result of an Annexation Plat prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, dated September 22, 2015. Bearings in the above description based on US State Plane 1983 Coordinate System (Ohio South Zone 3402), as defined by Warren County GIS GPS Control Monument Station Designation 4 and reduced to ground using Geoid12A (CONUS). Ground scale factor: 1.000087937721.

Prepared by: McGill Smith Punshon, Inc.
Date: September 22, 2015
MSP No.: 13373.01

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