ORDINANCE NO. 4281

AUTHORIZING ANNEXATION OF CONTIGUOUS TERRITORY OWNED BY THE CITY AND DECLARING AN EMERGENCY

WHEREAS, the City is the owner of the real estate parcel ("Real Estate") described in Exhibit A hereto; and

WHEREAS, said Real Estate is contiguous to the corporation limits of the City; and

WHEREAS, annexation of the Real Estate is in the best interests of the citizens of the City of Wilmington and will facilitate construction of the Prairie Avenue to Rombach Avenue connector street.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

SECTION 1. Annexation of the Real Property is hereby authorized.

SECTION 2. The Director of Law is hereby appointed to prosecute the proceedings necessary to effect annexation of the Real Property.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, safety and welfare, such emergency arising out of the necessity to facilitate construction of the Prairie Avenue to Rombach Avenue connector street thereby alleviating traffic congestion in the City and the hazards related thereto, and accordingly, shall be in full force and effect immediately upon its passage and signing by the Mayor.

Passed this 7th day of November, 2002.

[Signature]

President of Council

ATTEST:

[Signature]

Clerk of Council

Approved by me this 7th day of November, 2002.

[Signature]

Mayor

THIS IS A TRUE AND CERTIFIED COPY OF ORDINANCE NO. 4281 PASSED BY WILMINGTON CITY COUNCIL ON THE 7TH DAY OF NOVEMBER, 2002.

[Signature]

Linda S. Eichelberger, Clerk of Council
November 27, 2002

The Board of County Commissioners, Clinton County, Ohio, met in regular session on the 27th day of November, 2002, and the following members were present: Mike Curry, Rick Stanforth and Darleen M. Myers.

THE FOLLOWING RESOLUTION WAS MOVED AND ADOPTED ON THIS DATE:

IN THE MATTER
GRANT PRAYER OF PETITION FOR ANNEXATION
TO THE CITY OF WILMINGTON FOR CERTAIN
TERRITORY IN UNION TOWNSHIP

RESOLUTION #02-1448
BY: Myers and Stanforth

Ms. Myers moved the adoption of the following Resolution:

WHEREAS, There having been filed with the Clerk of the Board of County Commissioners petition seeking the approval of the Board of County Commissioners of Clinton County, Ohio to annex the property in said petition described to the City of Wilmington, Clinton County,

WHEREAS, it is found that the petition contains all the matters as set forth in Section 709.03 of the Revised Code of Ohio; and that said petition was accompanied by a full description and accurate map or plat of the territory sought to be annexed; the name of the person or persons to act as agent for the petitioner; that the territory included is not unreasonably large; that the map or plat hereunto filed is accurate and that the general good of the territory sought to be annexed will be served if the annexation petition is granted; and that the Resolution pursuant to Section 709.31 (B) has been filed; therefore,

BE IT RESOLVED, by this Board of County Commissioners of Clinton County, Ohio, that the prayer of petition, filed by the City of Wilmington, owner, Clinton County, Ohio of approximately 1.093 acres of land, more or less, adjacent to the City of Wilmington located in Union Township, and further described in said petition, be and is hereby granted to allow and approve the prayer of said petition; and

FURTHER, BE IT RESOLVED, that the Clerk of the Board be and is hereby directed to cause to be deposited with the Clerk of the City of Wilmington, Clinton County, Ohio, the Municipal Corporation to which the annexation is proposed by said petition, the following documents:
1. Copy of the original petition and attached plat or map of described territory to be filed with this Board on November 22, 2002; and

2. Copy of this Resolution #02-1448, allowing the prayer of petition.

Mr. Stanforth seconded the Resolution and roll call resulted as follows:

Mr. Curry: YEA    Mr. Stanforth: YEA    Ms. Myers: YEA

RESOLUTION #02-1448    ADOPTED    as of November 27, 2002

APPROVED: November 27, 2002

[Signatures]

Brenda K. Woods, Clerk
Board of County Commissioners
Clinton County, Ohio
PETITION FOR ANNEXATION

DATE: November 21, 2002

TO: Board of County Commissioners of Clinton County, State of Ohio
   Clinton County Courthouse
   Wilmington, Ohio 45177

1. The City of Wilmington, Ohio is the sole owner of the real estate described in the legal description attached hereto as Exhibit A, and shown on the map attached hereto as Exhibit B.

2. By Wilmington City Council Ordinance No. 4281 passed on the 7th day of November, 2002, (a certified copy of which is attached hereto as Exhibit C) the territory described in Exhibit A was authorized to be annexed into the City of Wilmington and the undersigned was authorized and directed to prosecute such proceedings as are necessary to effect it.

Respectfully Submitted,
The City of Wilmington, Ohio

By: Brett L. Foster, Director of Law
CLINTON LANDMARK INC.
Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows:

Commencing At A ¼” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records) Also Being The Grantors Northwest Property Corner;
Thence North 74°21'52” East 177.15 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8” Capped Iron Rod Set At The True Point Of Beginning;
Thence North 74°21’52” East 80.02 Feet Continuing Along Said Line To A 5/8” Capped Iron Rod Set;
Thence Southerly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09’16” For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25’52” East For A Distance Of 262.56 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21’14” East 410.88 Feet To A 5/8” Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45’32” West 278.69 Feet Along Said Line To A 5/8” Capped Iron Rod Set;
Thence North 74°34’49” East 36.08 Feet To A 5/8” Capped Iron Rod Set;
Thence North 02°21’14” West 148.94 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 1160.00 Feet Through A Central Angle Of 12°04’36” For An Arc Distance Of 244.50 Feet, Said Curve Having A Chord Bearing North 08°23’32” West For A Distance Of 244.05 Feet To The Point Of Beginning.

Containing 47625 Square Feet Or 1.093 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
CLINTON LANDMARK INC.
Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows:

Commencing At A ¼” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records) Also Being The Grantors Northwest Property Corner;
Thence North 74°21′52″ East 177.15 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8″ Capped Iron Rod Set At The True Point Of Beginning;
Thence North 74°21′52″ East 80.02 Feet Continuing Along Said Line To A 5/8″ Capped Iron Rod Set;
Thence Southerly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09′16″ For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25′52″ East For A Distance Of 262.56 Feet, To A 5/8″ Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21′14″ East 410.88 Feet To A 5/8″ Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45′32″ West 278.69 Feet Along Said Line To A 5/8″ Capped Iron Rod Set;
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Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
Baldwin's Ohio Revised Code Annotated
Title VII. Municipal Corporations
Chapter 709. Annexation; Detachment
Annexation on Application of a Corporation


Current through 10/1/02, including File 185 of the 124th GA (2001-2002),
av. 8/8/02

709.14 Preliminary Action by Legislative Authority

The legislative authority of a municipal corporation that proposes to annex contiguous territory shall pass, by a
vote of not less than a majority of the members elected to the legislative authority, an ordinance authorizing the
annexation to be made and directing the village solicitor or city director of law of the municipal corporation, or
someone to be named in the ordinance, to prosecute the proceedings necessary to effect it.

Credit(s)

(2001 S 5, eff. (See Historical and Statutory Notes); 1977 H 219, eff. 11-1-77; 1953 H 1; GC 3559)

<General Materials (GM) - References, Annotations, or Tables>

Uncodified Law

2001 S 5, § 3: See Uncodified Law under 709.02.

Historical and Statutory Notes

Publisher's Note: 2001 S 5 was filed with the Secretary of State's office on July 27th, 2001. On October 25, 2001 a
referendum petition was filed in the Secretary of State's office. The effective date of this section, as affected by
2001 S 5, is in question pending final resolution of the effect of the referendum effort.

Pre-1953 H 1 Amendments: RS 1600

Library References

Copr. © West 2002 No Claim to Orig. U.S. Govt. Works

http://print.westlaw.com/delivery.html?dest=atp&dataid=BO0558000001280001904480B8... 11/6/02
709.16 PROCEEDINGS BEFORE BOARD OF COUNTY COMMISSIONERS, MUNICIPALLY-OWNED TERRITORY; COUNTY-OWNED TERRITORY; STATE-OWNED TERRITORY

(A) A municipal corporation may petition the board of county commissioners to annex contiguous territory owned by the municipal corporation, a county, or the state. The clerk of the board shall cause the petition to be entered upon the board's journal at its next regular session. This entry shall be the first official act of the board upon the petition. Proceedings on the petition shall be conducted under this section to the exclusion of any other provisions of this chapter except for sections 709.014, 709.14, 709.15, 709.20, and 709.21 of the Revised Code.

(B) If the only territory to be annexed is contiguous territory owned by a municipal corporation, the board of county commissioners, by resolution, shall grant the annexation. The resolution shall be complete upon the entry upon the journal of the board of the resolution granting the annexation.

(C) If the only territory to be annexed is contiguous territory owned by a county, the board of county commissioners, by resolution, may grant or deny the annexation. The resolution shall be complete upon the entry upon the journal of the board of the resolution granting the annexation.

(D) If the only territory to be annexed is contiguous territory owned by the state and the director of administrative services has filed a written consent to the granting of the annexation with the board of county commissioners, the board, by resolution, shall grant the annexation. The resolution shall be complete upon the entry upon the journal of the board of resolution granting the annexation.

(E) The board of county commissioners shall act upon a petition for annexation filed under this section within thirty days after receipt of the petition.

(F) No appeal in law or in equity shall be allowed from the granting of an annexation under this section.

(G) When a municipal corporation purchases real property below an appraised fair market value and sells or agrees to sell the property back to the person that sold it to the municipal corporation, an annexation of that property completed under this section shall be void, and the annexed property shall become part of the township from which it was annexed, if it still exists. If the township no longer exists, the board of county commissioners shall attach the annexed territory to another township.

(H) Territory annexed under this section shall not be excluded from the township under section 503.07 of the Revised Code.

CREDIT(S)

Title: LOT #2 (PROPOSED R/W)

Scale: 1 inch = 200 feet

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Date: 05-16-2003
Title: LOT #1  
Date: 05-16-2003

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CLINTON LANDMARK INC.
Remaining parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military
Survey No. 2690, Bounded And Described As Follows;
Beginning At A ½" Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental
Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records)
Also Being The Grantors Northwest Property Corner;
Thence North 74°21'52" East 177.15 Feet Along The Grantors North Line And The
South Line Of Land Owned By CSX Railroad To A 5/8" Capped Iron Rod Set;
Thence Southwesterly Along A Curve To The Right Having A Radius Of 1160.00 Feet
Through A Central Angle Of 12°04'36" For An Arc Distance Of 244.50 Feet, Said Curve
Having A Chord Bearing South 08°23'32" East For A Distance Of 244.05 Feet, To A
5/8" Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21'14" East 148.94 Feet To A 5/8" Capped Iron Rod Set;
Thence South 74°34'49" West 36.08 Feet To A 5/8" Capped Iron Rod Set On The
Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45'32" West 394.33 Feet Along Said Line To The Point Of Beginning
Containing 44219 Square Feet Or 1.015 Acres More Or Less And Subject To All Legal
Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.

Clinton County, Ohio
Recorded __6-6-98___
At ___&15 M Book 8 Page 110-8
Fee $__________
Sandra K. Wilt, Recorder

Civil Engineering, Surveying and Environmental Consulting
SAPROJECTS\CTV\Wila4\DOCS\Wila4.fig.jdb01.descriptions.doc
CLINTON LANDMARK INC.
Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
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Thence North 02°21'14" West 148.94 Feet To A 5/8" Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 1160.00 Feet Through A Central Angle Of 12°04'36" For An Arc Distance Of 244.50 Feet, Said Curve Having A Chord Bearing North 08°23'32" West For A Distance Of 244.05 Feet To The Point Of Beginning Containing 4762.5 Square Feet Or 1.093 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.

Clinton County, Ohio
Recorded 6-6-68
At 4:15 P.M Book B Page 110-B
Fee $ __________
Sandra K. Wilt, Recorder

Civil Engineering, Surveying and Environmental Consulting

S:\PROJECTS\CIV\Wila4\DOCS\wila4.fig.jdb01.descriptions.doc
§ 709.16 Limitation on territory that can be annexed; proceedings by commissioners.

(A) A municipal corporation may petition the board of county commissioners to annex contiguous territory owned only by the municipal corporation, a county, or the state. The clerk of the board shall cause the petition to be entered upon the board's journal at its next regular session. This entry shall be the first official act of the board upon the petition. Proceedings on the petition shall be conducted under this section to the exclusion of any other provisions of this chapter except for sections 709.014 [709.01.4], 709.14, 709.15, 709.20, and 709.21 of the Revised Code.

(B) If the only territory to be annexed is contiguous territory owned by a municipal corporation, the board of county commissioners, by resolution, shall grant the annexation. The annexation shall be complete upon the entry upon the journal of the board of the resolution granting the annexation.

(C) If the only territory to be annexed is contiguous territory owned by a county, the board of county commissioners, by resolution, may grant or deny the annexation. The annexation shall be complete upon the entry upon the journal of the board of a resolution granting the annexation.

(D) If the only territory to be annexed is contiguous territory owned by the state and the director of administrative services has filed a written consent to the granting of the annexation with the board of county commissioners, the board, by resolution, shall grant the annexation. The annexation shall be complete upon the entry upon the journal of the board of a resolution granting the annexation.

(E) The board of county commissioners shall act upon a petition for annexation filed under this section within thirty days after receipt of the petition.

(F) No appeal in law or in equity shall be allowed from the granting of an annexation under this section.

(G) When a municipal corporation purchases real property below an appraised fair market value and sells or agrees to sell the property back to the person that sold it to the municipal corporation, an annexation of that property completed under this section shall be void, and the annexed property shall become part of the township from which it was annexed, if it still exists. If the township no longer exists, the board of county commissioners shall attach the annexed territory to another township.

(H) Territory annexed under this section shall not be excluded from the township under section 503.07 of the Revised Code.


Analogous to former RC § 709.16 (141 v H 981; 142 v S 38, § 1; 142 v S 38, § 3), repealed 149 v S 5, § 2, eff 10-26-2001.

Analogous to former RC § 709.16 (RS § 1602; Bates § 1536-44; 66 v 266, § 693; GC § 3561; 122 v 249; Bureau of Code Revision, 10-1-53; 130 v 227; 140 v S 58; 141 v S 238), repealed, 141 v H 981, § 2, eff 6-7-86.
See provisions, § 3 of SB 5 (149 v —), following RC § 709.01.3.

**Research Aids**

Petition for annexation by municipality:

- **O-Jur3d:** Count, Twp & Mun § 462
- **Am-Jur2d:** Mun Corp § 70
- **C.J.S.:** Mun Corp § 54 et seq

West Key No. Reference

Mun Corp 33(1) et seq

**ALR**

Right of one governmental subdivision to challenge annexation proceedings by another such subdivision. 17 ALR5th 195.

**Law Review**

A critique on municipal annexation in Ohio. Alba L. Whiteside. 21 OSLJ 364 (1960).

Municipal annexation in Ohio: putting an end to the bitter battle. Note. 41 ClevStLRev 345 (1993).

**CASE NOTES AND OAG**

1. (2001) Where annexation is sought pursuant to RC § 709.16(B), a board of county commissioners may obtain and rely on legal advice that a transfer to the city was a sham for the purpose of accomplishing annexation: State ex rel. Painesville v. Lake Cty. Bd. of Commrs., 93 OS3d 566, 757 NE2d 347.

2. (1992) Neither RC § 709.07 nor RC Chapter 2506. provides a remedy for township trustees desiring to challenge allowance of a petition under RC § 709.16(B) for annexation of contiguous property which is owned by a municipal corporation: In re Annexation of 466.112 Acres of Land, 65 OS3d 226, 602 NE2d 1136.


4. (1987) After a petition is filed with a board of elections for the election of a merger commission for the merger of a municipal corporation and the unincorporated territory of a township, there is a clear legal duty upon a board of commissioners to refuse to accept for filing any petitions for annexation of land located within the township until the merger procedure has been exhausted by one of the conditions set forth in RC § 709.48: State ex rel. Toledo v. Bd. of Commrs. of Lucas Cty., 32 OS3d 352, 513 NE2d 769.

5. (1960) This section providing that when a petition for annexation of a contiguous territory by a municipality is presented to the board of county commissioners, proceedings shall be had in all respects, as far as applicable, as are required by RC §§ 709.02 to 709.12, inclusive, contemplates that such proceedings shall include the statutory injunction provision of RC § 709.07, as well as the proceedings before the county commissioners: Toll v. Schaeffer, 113 OApp 221, 17 OO2d 188, 177 NE2d 529.
6. (1906) A petition to detach territory from a village and make it into a village was filed with the county commissioners before another petition to annex the greater part of said village, including the territory described in the first petition, to a city, was also filed with the commissioners, the second petition, however, being filed two days before the council of the village gave its assent to the detachment of territory prayed for in the first petition. It was held that the two petitions being inconsistent, the second was entitled to be first heard: State ex rel. Chisholm v. McKenzie, 16 CC(NS) 172, 31 CD 475.
ORDINANCE NO. 4281

AUTHORIZING ANNEXATION OF CONTIGUOUS TERRITORY OWNED BY THE CITY AND DECLARING AN EMERGENCY

WHEREAS, the City is the owner of the real estate parcel ("Real Estate") described in Exhibit A hereto; and

WHEREAS, said Real Estate is contiguous to the corporation limits of the City; and

WHEREAS, annexation of the Real Estate is in the best interest of the citizens of the City of Wilmington and will facilitate construction of the Prairie Avenue to Rombach Avenue connector street.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILMINGTON, STATE OF OHIO:

SECTION 1. Annexation of the Real Property is hereby authorized.

SECTION 2. The Director of Law is hereby appointed to prosecute the proceedings necessary to effect annexation of the Real Property.

SECTION 3. That this ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, safety and welfare, such emergency arising out of the necessity to facilitate construction of the Prairie Avenue to Rombach Avenue connector street thereby alleviating traffic congestion in the City and the hazards related thereto, and accordingly, shall be in full force and effect immediately upon its passage and signing by the Mayor.

Passed this 7th day of November, 2002.

[Signature]

President of Council

ATTEST:

[Signature]

Clerk of Council

Approved by me this 7th day of November, 2002.

[Signature]

Mayor
CLINTON LANDMARK INC.
Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows:

Commencing At A ½" Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records) Also Being The Grantors Northwest Property Corner;
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Thence Southerly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09'16" For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25'52" East For A Distance Of 262.56 Feet, To A 5/8" Capped Iron Rod Set At A Point Of Tangency;
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Thence North 74°34'49" East 36.08 Feet To A 5/8" Capped Iron Rod Set;
Thence North 02°21'14" West 148.94 Feet To A 5/8" Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 1160.00 Feet Through A Central Angle Of 12°04'36" For An Arc Distance Of 244.50 Feet, Said Curve Having A Chord Bearing North 08°23'32" West For A Distance Of 244.05 Feet To The Point Of Beginning.

Containing 47625 Square Feet Or 1.093 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700162490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
Linda S. Eichelberger, Clerk of Council, for the City of Wilmington, Ohio, do hereby certify that the foregoing was duly published in the said Wilmington News-Journal, a newspaper of general circulation of said City. Said publication was for two consecutive weeks beginning

November 26, 2002 and December 3, 2002.

Sincerely,

Linda S. Eichelberger
Clerk of Council
CSX RAILROAD (Southerly 80°)
Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Commencing At A ½” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records);
Thence North 74°21'52” East 177.15 Feet Along The South Line Of Land Owned By CSX Railroad To A 5/8” Capped Iron Rod Set At The True Point Of Beginning;
Thence Northerly Along A Curve To The Left Having A Radius Of 1160.00 Feet Through A Central Angle Of 01°05’39” For An Arc Distance Of 22.15 Feet, Said Curve Having A Chord Bearing North 14°58’39” West For A Distance Of 22.15 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence North 15°31’29” West 57.85 Feet To A Point;
Thence North 74°21’52” East 80.00 Along A Line Being 80.00 Feet Northerly Of, Measured At Right Angles, And Parallel To Said South Line Of CSX Railroad Land;
Thence South 15°31’29” East 58.01 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 01°00’59” For An Arc Distance Of 22.00 Feet, Said Curve Having A Chord Bearing South 15°00’59” East For A Distance Of 22.00 Feet, To A 5/8” Capped Iron Rod Set On The South Line Of Said Property Owned By CSX Railroad;
Thence South 74°21’52” West 80.02 Feet Along Said South Line To The Point Of Beginning Containing 6400 Square Feet Or 0.147 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On August 9, 2002 From A Survey Of The Premises.
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<td>003=N74.2152E 89.00</td>
<td>006=S74.2152W 80.02</td>
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August 3, 1992

Clinton County Commissioners
Clinton County Courthouse
South South Street
Wilmington, Ohio 45177

Re: Annexation Petition of ABX AIR, INC. and B. Anthony Williams

Gentlemen:

As Agent for Petitioners ABX AIR, INC. and B. Anthony Williams, I hereby withdraw the Petition for Annexation filed with this Board on June 8, 1992.

Yours very truly,

BUCKLEY, MILLER & WRIGHT

[Signature]
Karen Buckley

KB/mb
Enclosure
2MACOM12

RECEIVED
CLINTON CO COMMISSIONERS
CLERK

AUG 3 1992
Lowe's to City 1.632 AC
TimberTech to City .110 AC (RK)
Southwest Landmark to City 1.093 AC
TimberTech to City 1.310 AC
TimberTech to City 2.115 AC
City to TimberTech .6511 AC

(Deeds in from City for Approval)

2004
Roadway Dedication Plat
Situated In Military Survey No. 2690 City of Wilmington, Union Township, Clinton County, Ohio

Curve Table

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(e) Dedication Certification

The undersigned, duly authorized to act on behalf of the City of Wilmington, Ohio, hereby agree that the plat herein described is in accordance with all rules and regulations of the City of Wilmington, Ohio, and that the plat is approved by the City Planning Commission of the City of Wilmington, Ohio.

Approved by City Planning Commission on:

Date:

(b) Surveyor Certification

I hereby certify that the plat herein described is an accurate representation of the survey performed in conformance with the standards of the City of Wilmington, Ohio. All monuments shown on the plat have been located accurately as shown on the plat.

Surveyor:

Reproduction No.:

(4) Engineer's Approval

I hereby certify that the plat herein described is an accurate representation of the survey performed in conformance with the standards of the City of Wilmington, Ohio. All monuments shown on the plat have been located accurately as shown on the plat.

City Engineer:

Date:

PLANS PREPARED BY:

MANNIK & SMITH
Civil Engineering, Surveying and Environmental Consulting
CITY OF WILMINTON
Parcel To Timbertech:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Commencing At A PK Nail Found On The Centerline Of Prairie Avenue At The Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500 Of The Clinton County Recorders Official Records;
Thence South 42°33'55" East 411.48 Feet Along The West Line Of Said 20.974 Acre Parcel To The True Point Of Beginning;
Thence North 48°00'51" East 78.91 Feet To A Point;
Thence Along A Curve To The Right Having A Radius Of 1960.00 Feet Through A Central Angle Of 16°01'48" For An Arc Distance Of 548.36 Feet, Said Curve Having A Chord Bearing South 34°15'54" East For A Distance Of 546.57 Feet, To A 5/8" Capped Iron Rod Set On The Westerly Line Of Said 20.974 Acre Parcel;
Thence North 42°33'55" West 541.65 Feet Along Said West Line To The Point Of Beginning Containing 28353 Square Feet Or 0.651 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900224074
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On June 11, 2002 From A Survey Of The Premises.
Title:

Scale: 1 inch = 200 feet  

Date: 10-29-2002

File:

Tract 1: 0.651 Acres: 28353 Sq Feet; Closure = $14.4607e 0.00 Feet; Precision = 1:260090; Perimeter = 1169 Feet

001=N48.0051E 78.91
002=Rt X=1960.00, Arc=348.36
Bng=834.15546, Chd=546.57

003=N42.33355W 541.65
LOT #1

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A ½” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records)
Also Being The Grantors Northwest Property Corner;
Thence North 74°21’52” East 177.15 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8” Capped Iron Rod Set;
Thence Southwesterly Along A Curve To The Right Having A Radius Of 1160.00 Feet Through A Central Angle Of 12°04’36” For An Arc Distance Of 244.50 Feet, Said Curve Having A Chord Bearing South 08°23’32” East For A Distance Of 244.05 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21’14” East 148.94 Feet To A 5/8” Capped Iron Rod Set;
Thence South 74°34’49” West 36.08 Feet To A 5/8” Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45’32” West 394.33 Feet Along Said Line To The Point Of Beginning Containing 44219 Square Feet Or 1.015 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record. It Being Understood That This Parcel, (Not Being A Buildable Parcel), Can Only Be Conveyed To The Adjacent Property Owner.
Said Parcel Being A Part Of Parcel #2700098235.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.

Survey filed & recorded: 5R33 pg. 147
Plat Bk. 8, Enr. 116-B
CLINTON LANDMARK INC.

Remaining parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military
Survey No. 2690, Bounded And Described As Follows;
Beginning At A ¼" Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental
Plat #2 (As Recorded in Plat Book 7, Pages 57a And 57b, Clinton County Plat Records)
Also Being The Grantors Northwest Property Corner;
Thence North 74°21’52” East 177.15 Feet Along The Grantors North Line And The
South Line Of Land Owned By CSX Railroad To A 5/8” Capped Iron Rod Set;
Thence Southwesterly Along A Curve To The Right Having A Radius Of 1160.00 Feet
Through A Central Angle Of 12°04’36” For An Arc Distance Of 244.50 Feet, Said Curve
Having A Chord Bearing South 08°23’32” East For A Distance Of 244.05 Feet, To A
5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21’14” East 148.94 Feet To A 5/8” Capped Iron Rod Set;
Thence South 74°34’49” West 36.08 Feet To A 5/8” Capped Iron Rod Set On The
Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45’32” West 394.33 Feet Along Said Line To The Point Of Beginning
Containing 44219 Square Feet Or 1.015 Acres More Or Less And Subject To All Legal
Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.
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LOT #2
(Proposed R/W)

A Parcel Of Land In The City Of Wilmington, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;

Commencing At A ½” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records)
Also Being The Grantors Northwest Property Corner;
Thence North 74°21'52” East 177.15 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8” Capped Iron Rod Set At The True Point Of Beginning;
Thence North 74°21'52” East 80.02 Feet Continuing Along Said Line To A 5/8” Capped Iron Rod Set;
Thence Southerly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09’16” For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25’52” East For A Distance Of 262.56 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21’14” East 410.88 Feet To A 5/8” Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45’32” West 278.69 Feet Along Said Line To A 5/8” Capped Iron Rod Set;
Thence North 74°34’49” East 36.08 Feet To A 5/8” Capped Iron Rod Set;
Thence North 02°21’14” West 148.94 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 1160.00 Feet Through A Central Angle Of 12°04’36” For An Arc Distance Of 244.50 Feet, Said Curve Having A Chord Bearing North 08°23’32” West For A Distance Of 244.05 Feet To The Point Of Beginning Containing 47625 Square Feet Or 1.093 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.

Said Parcel Being A Part Of Parcel #2700098235.

Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.

Survey filed & recorded: SR 33 pg. 147
Plat BK 8, Em. 110-B
LOWES HOME CENTER

Read Parcel:

Being A Part Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Page 57a And 57b, Clinton County Plat Record), In The City Of Wilmington, Clinton County, Ohio Bounded And Described As Follows:
Beginning At A 5/8” Capped Iron Rod Set At The Southwest Corner Of Lot 3 Of Said Continental Plat #2:
Thence South 74°15’09” West 72.00 Feet Along The South Line Of Said Lot 4 Of Continental Plat #2 And The North Right-Of-Way Line Of Rombach Avenue To A 5/8” Capped Iron Rod Set At The Southeast Corner Of Lot 2 Of Said Plat;
Thence North 15°44’51” West 263.60 Feet Along The East Line Of Said Lot 2 To A 5/8” Capped Iron Rod Found At The Northeast Corner Of Said Lot 2;
Thence South 74°15’09” West 4.00 Feet Along The North Line Of Said Lot 2 To A 5/8” Capped Iron Rod Found;
Thence North 15°44’51” West 104.66 Feet To A PK Nail Set At A Point Of Curvature;
Thence Along A Curve To The Right Having A Radius Of 995.00 Feet Through A Central Angle Of 13°23’37” For An Arc Distance Of 232.60 Feet, Said Curve Having A Chord Bearing North 09°03’02” West For A Distance Of 232.07 Feet, To A PK Nail Set At A Point Of Tangency;
Thence North 02°21’14” West 411.67 Feet To A 5/8” Capped Iron Rod Set On The East Line Of Said Lot 4;
Thence South 26°45’32” East 193.62 Feet Along Said East Line To A 5/8” Capped Iron Rod Set Being, 80.00 Feet As Measured Perpendicular To The Last Line;
Thence South 02°21’14” East 235.35 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 915.00 Feet Through A Central Angle Of 13°23’37” For An Arc Distance Of 213.89 Feet, Said Curve Having A Chord Bearing South 09°03’02” East For A Distance Of 213.41 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 15°44’51” East 104.66 Feet To A 5/8” Capped Iron Rod Set On The North Line Of Lot 3 Of Said Continental Plat #2;
Thence South 74°15’09” West 4.00 Feet Along Said Line To A 5/8” Capped Iron Rod Found At The Northwest Corner Of Said Lot 3;
Thence South 15°44’51” East 263.60 Feet Along The West Line Of Said Lot 2 To The Point Of Beginning Containing 71092 Square Feet Or 1.632 Acres More Or Less, And Subject To All Legal Highways, Easements And Restrictions Of Record.

Said Parcel Being A Part Of Parcel #2900207800.

Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.

This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
LOWES HOME CENTER

Road Parcel:

Being A Part Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Page 57a And 57b, Clinton County Plat Record), In The City Of Wilmington, Clinton County, Ohio Bounded And Described As Follows:

Beginning At A 5/8" Capped Iron Rod Set At The Southwest Corner Of Lot 3 Of Said Continental Plat #2;

Thence South 74°15'09" West 72.00 Feet Along The South Line Of Said Lot 4 Of Continental Plat #2 And The North Right-Of-Way Line Of Rombach Avenue To A 5/8" Capped Iron Rod Set At The Southwest Corner Of Lot 2 Of Said Plat;

Thence North 15°44'51" West 263.60 Feet Along The East Line Of Said Lot 2 To A 5/8" Capped Iron Rod Found At The Northeast Corner Of Said Lot 2;

Thence South 74°15'09" West 4.00 Feet Along The North Line Of Said Lot 2 To A 5/8" Capped Iron Rod Found;

Thence North 15°44'51" West 104.66 Feet To A PK Nail Set At A Point Of Curvature;

Thence Along A Curve To The Right Having A Radius Of 995.00 Feet Through A Central Angle Of 13°23'37" For An Arc Distance Of 232.00 Feet, Said Curve Having A Chord Bearing North 09°03'02" West For A Distance Of 232.07 Feet, To A PK Nail Set At A Point Of Tangency;

Thence North 02°21'14" West 411.67 Feet To A 5/8" Capped Iron Rod Set On The East Line Of Said Lot 4;

Thence South 26°45'32" East 193.62 Feet Along Said East Line To A 5/8" Capped Iron Rod Set Being, 80.00 Feet As Measured Perpendicular To The Last Line;

Thence South 02°21'14" East 235.35 Feet To A 5/8" Capped Iron Rod Set At A Point Of Curvature;

Thence Along A Curve To The Left Having A Radius Of 915.00 Feet Through A Central Angle Of 13°23'37" For An Arc Distance Of 213.89 Feet, Said Curve Having A Chord Bearing South 09°03'02" East For A Distance Of 213.41 Feet, To A 5/8" Capped Iron Rod Set At A Point Of Tangency;

Thence South 15°44'51" East 104.66 Feet To A 5/8" Capped Iron Rod Set On The North Line Of Lot 3 Of Said Continental Plat #2;

Thence South 74°15'09" West 4.00 Feet Along Said Line To A 5/8" Capped Iron Rod Found At The Northwest Corner Of Said Lot 3;

Thence South 15°44'51" East 263.60 Feet Along The West Line Of Said Lot 2 To The Point Of Beginning Containing 71092 Square Feet Or 1.632 Acres More Or Less, And Subject To All Legal Highways, Easements And Restrictions Of Record.

Said Parcel Being A Part Of Parcel #2900207800.

Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.

This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
FORMER PENN CENTRAL RAILROAD (Northerly 60°)
Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military
Survey No. 2690, Bounded And Described As Follows;
Commencing At A 1/4” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental
Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records);
Thence North 74°21’52” East 177.15 Feet Along The South Line Of Land Owned By
CSX Railroad To A 5/8” Capped Iron Rod Set;
Thence Northerly Along A Curve To The Left Having A Radius Of 1160.00 Feet
Through A Central Angle Of 01°05’39” For An Arc Distance Of 22.15 Feet, Said Curve
Having A Chord Bearing North 14°58’39” West For A Distance Of 22.15 Feet, To A 5/8”
Capped Iron Rod Set At A Point Of Tangency;
Thence North 15°31’29” West 57.85 Feet To The True Point Of Beginning;
Thence Continuing North 15°31’29” West 60.00 Feet To A 5/8” Capped Iron Rod Set On
The South Line Of A 40.815 Acre Parcel Owned By Timbertech As Recorded In Volume
322, Page 201 Of The Clinton County Recorder’s Official Records, Also Being The
North Line Of Land Formerly Owned By The Penn Central Railroad;
Thence North 74°21’52” East 80.00 Feet Along Said Line To A 5/8” Capped Iron Rod
Set;
Thence South 15°31’29” East 60.00 Feet To A Point;
Thence South 74°21’52” West 80.00 Feet To The Point Of Beginning Containing 4800
Square Feet Or 0.110 Acres More Or Less, And Being Subject To All Legal Highways,
Easements And Restrictions Of Record;
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On August 9, 2002 From
A Survey Of The Premises.
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<td>004</td>
<td>S74.2152W 80.00</td>
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LOWES HOME CENTER
Cut Off Parcel:

Being A Part Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Page 57a And 57b, Clinton County Plat Record), In The City Of Wilmington, Clinton County, Ohio Bounded And Described As Follows:
Beginning At A 5/8” Capped Iron Rod Set At The Northeast Corner Of Lot 3 Of Said Continental Plat #2:
Thence South 74°15’09” West 185.56 Feet Along The North Line Of Said Lot 3 And The South Line Of Said Lot 4 Of Continental Plat #2 To A 5/8” Capped Iron Rod Set 4.00 Feet East (As Measured Along Said Line) Of The Northwest Corner Of Said Lot 3;
Thence North 15°44’51” West 104.66 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Right Having A Radius Of 915.00 Feet Through A Central Angle Of 13°23’37” For An Arc Distance Of 213.89 Feet, Said Curve Having A Chord Bearing North 09°03’02” West For A Distance Of 213.41 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence North 02°21’14” West 235.35 Feet To A 5/8” Capped Iron Rod Set On The East Line Of Said Lot 4;
Thence South 26°45’32” East 555.80 Feet Along Said East Line To The Point Of Beginning Containing 58591 Square Feet Or 1.345 Acres More Or Less, And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2900207800.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
Title:  

<table>
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<th>Scale: 1 inch = 200 feet</th>
<th>Date: 10-29-2002</th>
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| Tract 1: 1.345 Acres: 58590 Sq Feet: Closure = n31.0231w 0.01 Feet: Precision =1/112072: Perimeter = 1295 Feet |  
|------------------------------------------------------|-----------------|
| 001=S74.1509W 185.56 | 004=N02.2114W 235.35 |
| 002=N15.4451W 104.66 | 005=S26.4532E 555.80 |

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CLINTON LANDMARK INC.
Parcel To Be Purchased:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A ¾” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records);
Also Being The Grantors Northwest Property Corner;
Thence North 74°21’52” East 257.17 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8” Capped Iron Rod Set;
Thence Southwesterly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09’16” For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25’52” East For A Distance Of 262.56 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21’14” East 410.88 Feet To A 5/8” Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45’32” West 673.02 Feet Along Said Line To The Point Of Beginning Containing 91844 Square Feet Or 2.108 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.

This parcel was emergency annexed as 2 parcels
SR 33-147
Plat Book 8-110 B
1.015 & 1.093
Do Not Need this.
1.015 & 1.093 A
The attached description was for the whole parcel. Need current legal's.
LOWE'S DRIVE SUBDIVISION

A Parcel Of Land In Union Township And The City Of Wilmington, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows; Beginning At A ½" Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records) Also Being The Grantors Northwest Property Corner; Thence North 74°21’52" East 257.17 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8" Capped Iron Rod Set; Thence Southwesterly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09’16" For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25’52" East For A Distance Of 262.56 Feet, To A 5/8" Capped Iron Rod Set At A Point Of Tangency; Thence South 02°21’14" East 410.88 Feet To A 5/8" Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2; Thence North 25°45’32" West 673.02 Feet Along Said Line To The Point Of Beginning Containing 91,844 Square Feet Or 2.108 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record. Said Parcel Being A Part Of Parcel #2700098235. Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office. This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.

Closure OK
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<td>Scale: 1 inch = 200 feet</td>
<td>File: LOWE'S DRIVE SUB.</td>
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**Tract 1: 2.108 Acres: 91845 Sq Feet**

Closure = s55.1706w 0.01 Feet
Precision = 1/196688
Perimeter = 1604 Feet

| 001=N74.2152E 257.17 | 002=R6 S1246.00, A00=405.35 |
| 003=S02.2114E 410.88 | 004=N26.4532W 673.02 |

Diagram: 
- 257.17
- N74°21'52"E
- 410.88
- S02°21'14"E
- N26°45'32"W
- 673.02

Diagram direction: Up=North
CITY OF WILMINGTON
Parcel To Remain:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A PK Nail Found On The Centerline Of Prairie Avenue At The Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500 Of The Clinton County Recorders Official Records;
Thence North 46°21’18” East 79.69 Feet Along Said Centerline Of Prairie Avenue To A PK Nail Set;
Thence South 42°27’35” East 407.63 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature And Passing Through A 5/8” Capped Iron Rod Set On The Southerly Right-Of-Way Line Of Said Prairie Avenue At 25.00 Feet;
Thence Along A Curve To The Right Having A Radius Of 1960.00 Feet Through A Central Angle Of 00°10’47” For An Arc Distance Of 6.15 Feet, Said Curve Having A Chord Bearing South 42°22’11” East For A Distance Of 6.15 Feet, To A Point;
Thence South 48°00’51” West 78.91 Feet To The Westerly Line Of Said 20.974 Acre Parcel;
Thence North 42°33’55” West 411.48 Feet Along Said West Line To The Point Of Beginning And Passing Through A 5/8” Capped Iron Rod Found On The Southerly Right-Of-Way Line Of Prairie Avenue At 386.48 Feet, Containing 32720 Square Feet Or 0.751 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900224074 Bearsings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On June 11, 2002 From A Survey Of The Premises.
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<td>005=N42.3355W 411.48</td>
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<td>002=S42.2735E 407.63</td>
<td>004=S48.0051W 78.91</td>
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Notes: 01: R1, B=1960.00, Acre=15
   Reg=S42.2118E, Chd=4.15
   001: R2, B=1960.00, Acre=15
   Reg=S40.4051E, Chd=4.15
CITY OF WILMINGTON

Road Parcel:

A Parcel Of Land In The City Of Wilmington, Union Township, Clinton County, Ohio
And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Commencing At A PK Nail Found On The Centerline Of Prairie Avenue At The
Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500
Of The Clinton County Recorders Official Records;
Thence North 46°21'18" East 79.69 Feet Along Said Centerline Of Prairie Avenue To A
PK Nail Set At The True Point Of Beginning;
Thence North 46°21'18" East 80.02 Feet Continuing Along Said Centerline To A PK
Nail Set;
Thence South 42°27'35" East 409.29 Feet To A 5/8" Capped Iron Rod Set At A Point Of
Curvature And Passing Through A 5/8" Capped Iron Rod Set On The Southerly Right-
Of-Way Line Of Said Prairie Avenue At 25.00 Feet;
Thence Along A Curve To The Right Having A Radius Of 2040.00 Feet Through A
Central Angle Of 22°39'37" For An Arc Distance Of 806.81 Feet, Said Curve Having A
Chord Bearing South 31°07'46" East For A Distance Of 801.56 Feet, To A 5/8" Capped
Thence North 42°33'55" West 238.80 Feet Along Said West Line To A 5/8" Capped Iron
Rod Set;
Thence Northwesterly Along A Curve To The Left Having A Radius Of 1960.00 Feet
Through A Central Angle Of 16°01'48" For An Arc Distance Of 548.36 Feet, Said Curve
Having A Chord Bearing North 34°15'54" West For A Distance Of 546.57 Feet, To A
5/8" Capped Iron Rod Set At A Point Of Tangency;
Thence North 42°27'35" West 407.63 Feet To The Point Of Beginning And Passing
Through A 5/8" Capped Iron Rod Set On The Southerly Right-Of-Way Line Of Prairie
Avenue At 382.63 Feet, Containing 87605 Square Feet Or 2.011 Acres More Or Less,
And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900224074
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.
CITY OF WILMINGTON
Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Commencing At A PK Nail Found On The Centerline Of Prairie Avenue At The Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500 Of The Clinton County Recorders Official Records;
Thence North 46°21'18" East 79.74 Feet Along Said Centerline Of Prairie Avenue To A PK Nail Set At The True Point Of Beginning;
Thence North 46°21'18" East 80.02 Feet Continuing Along Said Centerline To A PK Nail Set;
Thence South 42°27'35" East 409.29 Feet To A 5/8" Capped Iron Rod Set At A Point Of Curvature And Passing Through A 5/8" Capped Iron Rod Set On The Southerly Right-Of-Way Line Of Said Prairie Avenue At 25.00 Feet;
Thence Along A Curve To The Right Having A Radius Of 2040.00 Feet Through A Central Angle Of 22°39'37" For An Arc Distance Of 806.81 Feet, Said Curve Having A Chord Bearing South 31°07'46" East For A Distance Of 801.56 Feet, To A 5/8" Capped Iron Rod Set On The Westerly Line Of Said 20.974 Acre Parcel;
Thence North 42°33'55" West 238.80 Feet Along Said West Line To A 5/8" Capped Iron Rod Set;
Thence Northwesterly Along A Curve To The Left Having A Radius Of 1960.00 Feet Through A Central Angle Of 16°12'35" For An Arc Distance Of 554.31 Feet, Said Curve Having A Chord Bearing North 34°21'17" West For A Distance Of 552.66 Feet, To A 5/8" Capped Iron Rod Set At A Point Of Tangency;
Thence North 42°27'35" West 407.63 Feet To The Point Of Beginning And Passing Through A 5/8" Capped Iron Rod Set On The Southerly Right-Of-Way Line Of Prairie Avenue At 382.63 Feet, Containing 87605 Square Feet Or 2.011 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #290024974
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
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<td>004=N42.3355W 238.80</td>
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<tr>
<td>002=S42.2735E 409.29</td>
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<tr>
<td>Bap=631.074E, Chd=860.56</td>
<td>006=N42.2735W 407.63</td>
</tr>
</tbody>
</table>
1) Need to show Corp Line

2) City is asking - They may need to annex before dedication plat?

3) Dedication plat will need signatures from:
   Lowe's
   Landmark
   Timber Tech
   Wilmington
   Cox

4) If Landmark in Lowe's Center + dedication road, they will need 2 plat creations
   (i.e. two S/E in

5) Legal description for 2.011 Acre needs corrected

Called you. Have final changes 2-5-04
January 7, 2004

In reply to: Lowe's Drive dedication plat

Mr. Lawrence Reinsmith
Wilmington Municipal Building
69 N. South St.
Wilmington, Ohio 45177

Dear Mr. Reinsmith:

I am writing to you in regards to the Lowe's Drive dedication plat. After checking our records, we have found that the signed mylar has not been approved nor filed. It is very important that we get this done considering the street has already been constructed.

Please double check your records, and see if and when the dedication plat was signed and approved by the City of Wilmington. I hope you can help me to see that this is done in a timely manner. If you have any questions, please contact me at 382-4335.

Sincerely,

Melodie Hilderbrant
Supervisor
Clinton County Engineer's Map Department

mlh
Facsimile

To: Melodee

Affiliation: Clinton County Engineer
Fax: 937-383-1532
Phone: 937-382-2078
Subject: Prairie-Rombach Connector

From: Jon D Bruner PS

# Pages (incl. cover): 17
Date: November 5, 2002

Corrected Descriptions and Corporation line added to plat.
We are waiting to hear if they want us to go ahead before the annexation or wait and change the Corporation line.

The (419) 891-2222
Mannik & Smith Group, Inc

Jon Bruner
1800 Indian Wood Circle
Maumee, OH 43537

Confidentiality Statement:
The information contained in this facsimile is intended for the personal and confidential use of the above-named person(s). If the bearer/reader of this message is not said person (or the employee responsible for delivering facsimiles) then you are notified of erroneous reception of this facsimile and any review, copying, or distribution of this facsimile is prohibited.
LOWES HOME CENTER
Road Parcel:

Being A Part Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Page 57a And 57b, Clinton County Plat Record), In The City Of Wilmington, Clinton County, Ohio Bounded And Described As Follows:

Beginning At A 5/8” Capped Iron Rod Set At The Southwest Corner Of Lot 3 Of Said Continental Plat #2;
Thence South 74°15’09” West 72.00 Feet Along The South Line Of Said Lot 4 Of Continental Plat #2 And The North Right-Of-Way Line Of Rombach Avenue To A 5/8” Capped Iron Rod Set At The Southeast Corner Of Lot 2 Of Said Plat;
Thence North 15°44’51” West 263.60 Feet Along The East Line Of Said Lot 2 To A 5/8” Capped Iron Rod Found At The Northeast Corner Of Said Lot 2;
Thence South 74°15’09” West 4.00 Feet Along The North Line Of Said Lot 2 To A 5/8” Capped Iron Rod Found;
Thence North 15°44’51” West 104.66 Feet To A PK Nail Set At A Point Of Curvature;
Thence Along A Curve To The Right Having A Radius Of 995.00 Feet Through A Central Angle Of 13°23’37” For An Arc Distance Of 232.60 Feet, Said Curve Having A Chord Bearing North 09°03’02” West For A Distance Of 232.07 Feet, To A PK Nail Set At A Point Of Tangency;
Thence North 02°21’14” West 411.67 Feet To A 5/8” Capped Iron Rod Set On The East Line Of Said Lot 4;
Thence South 26°45’32” East 193.62 Feet Along Said East Line To A 5/8” Capped Iron Rod Set Being, 80.00 Feet As Measured Perpendicular To The Last Line;
Thence South 02°21’14” East 235.35 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 915.00 Feet Through A Central Angle Of 13°23’37” For An Arc Distance Of 213.89 Feet, Said Curve Having A Chord Bearing South 09°03’02” East For A Distance Of 213.41 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 15°44’51” East 104.66 Feet To A 5/8” Capped Iron Rod Set On The North Line Of Lot 3 Of Said Continental Plat #2;
Thence South 74°15’09” West 4.00 Feet Along Said Line To A 5/8” Capped Iron Rod Found At The Northwest Corner Of Said Lot 3;
Thence South 15°44’51” East 263.60 Feet Along The West Line Of Said Lot 2 To The Point Of Beginning Containing 71092 Square Feet Or 1.632 Acres More Or Less, And Subject To All Legal Highways, Easements And Restrictions Of Record.

Said Parcel Being A Part Of Parcel #2900207800.

Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.

This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.

34 - 74
LOWES HOME CENTER
Cut Off Parcel:

Being A Part Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Page 57a
And 57b, Clinton County Plat Record), In The City Of Wilmington, Clinton County,
Ohio Bounded And Described As Follows:
Beginning At A 5/8" Capped Iron Rod Set At The Northeast Corner Of Lot 3 Of Said
Continental Plat #2:
Thence South 74°15'09" West 185.56 Feet Along The North Line Of Said Lot 3 And The
South Line Of Said Lot 4 Of Continental Plat #2 To A 5/8" Capped Iron Rod Set 4.00
Feet East (As Measured Along Said Line) Of The Northwest Corner Of Said Lot 3;
Thence North 15°44'51" West 104.66 Feet To A 5/8" Capped Iron Rod Set At A Point Of
Curvature;
Thence Along A Curve To The Right Having A Radius Of 915.00 Feet Through A
Central Angle Of 13°23'37" For An Arc Distance Of 213.89 Feet, Said Curve Having A
Chord Bearing North 09°03'02" West For A Distance Of 213.41 Feet, To A 5/8" Capped
Iron Rod Set At A Point Of Tangency;
Thence North 02°21'14" West 235.35 Feet To A 5/8" Capped Iron Rod Set On The East
Line Of Said Lot 4;
Thence South 26°45'32" East 555.80 Feet Along Said East Line To The Point Of
Beginning Containing 58591 Square Feet Or 1.345 Acres More Or Less, And Subject To
All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2900207800.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.
CLINTON LANDMARK INC.
Parcel To Be Purchased:

Being Lot 1 Of Lowe's Drive Subdivision (As Recorded In Plat Book 8, Page 110B, Clinton County Plat Records), City Of Wilmington, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A 1/2" Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records) Also Being The Grantors Northwest Property Corner;
Thence North 74°21'52" East 257.17 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8" Capped Iron Rod Set;
Thence Southwesterly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09'16" For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25'52" East For A Distance Of 262.56 Feet, To A 5/8" Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21'14" East 410.88 Feet To A 5/8" Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45'32" West 673.02 Feet Along Said Line To The Point Of Beginning Containing 91844 Square Feet Or 2.108 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490,
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
CLINTON LANDMARK INC.
Road Parcel:

Being Lot 2 Of Lowe's Drive Subdivision (As Recorded In Plat Book 8, Page 110B, Clinton County Plat Records), City Of Wilmington, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows:
Commencing At A ½" Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records) Also Being The Grantors Northwest Property Corner;
Thence North 74°21′52″ East 177.15 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8″ Capped Iron Rod Set At The True Point Of Beginning;
Thence North 74°21′52″ East 80.02 Feet Continuing Along Said Line To A 5/8″ Capped Iron Rod Set;
Thence Southerly Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 12°09′16″ For An Arc Distance Of 263.05 Feet, Said Curve Having A Chord Bearing South 08°25′52″ East For A Distance Of 262.56 Feet, To A 5/8″ Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21′14″ East 410.88 Feet To A 5/8″ Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45′32″ West 278.69 Feet Along Said Line To A 5/8″ Capped Iron Rod Set;
Thence North 74°34′49″ East 36.08 Feet To A 5/8″ Capped Iron Rod Set;
Thence North 02°21′14″ West 148.94 Feet To A 5/8″ Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 1160.00 Feet Through A Central Angle Of 12°04′36″ For An Arc Distance Of 244.50 Feet, Said Curve Having A Chord Bearing North 08°23′32″ West For A Distance Of 244.05 Feet To The Point Of Beginning Containing 47625 Square Feet Or 1.093 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
CLINTON LANDMARK INC.

Remaining parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2590, Bounded And Described As Follows;
Beginning At A ½” Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records) Also Being The Grantors Northwest Property Corner;
Thence North 74°21’52” East 177.15 Feet Along The Grantors North Line And The South Line Of Land Owned By CSX Railroad To A 5/8” Capped Iron Rod Set;
Thence Southwesterly Along A Curve To The Right Having A Radius Of 1160.00 Feet Through A Central Angle Of 12°04’.36” For An Arc Distance Of 244.50 Feet, Said Curve Having A Chord Bearing South 08°23’32” East For A Distance Of 244.05 Feet, To A 5/8” Capped Iron Rod Set At A Point Of Tangency;
Thence South 02°21’14” East 148.94 Feet To A 5/8” Capped Iron Rod Set;
Thence South 74°34’49” West 36.08 Feet To A 5/8” Capped Iron Rod Set On The Grantors West Property Line Also Being The East Line Of Lot 4 Of Continental Plat #2;
Thence North 26°45’32” West 394.33 Feet Along Said Line To The Point Of Beginning Containing 44219 Square Feet Or 1.015 Acres More Or Less And Subject To All Legal Highways, Easements And Restrictions Of Record.
Said Parcel Being A Part Of Parcel #2700102490.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
TIMBERTECH LIMITED
Parcel To Be Purchased:

A Parcel Of Land In The City Of Wilmington, Clinton County, And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A 5/8” Iron Pin Found At The Southeast Corner Of The Grantors 40.815 Acre Parcel As Recorded In Volume 322, Page 201 Of The Clinton County Recorders Official Records;
Thence South 74°21'52” West 386.10 Feet Along The Grantors South Property Line To A 5/8” Capped Iron Rod Set;
Thence North 15°31'29” West 459.50 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 1960.00 Feet Through A Central Angle Of 10°43'31” For An Arc Distance Of 366.90, Said Curve Having A Chord Bearing North 20°53'14” West For A Distance Of 356.36 Feet To A 5/8” Capped Iron Rod Set On The Grantors East Property Line;
Thence South 42°33'55” East 924.58 Feet, Along Said East Line To The Point Of Beginning Containing 149173 Square Feet Or 3.425 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900211348.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
TIMBERTECH LIMITED
Road Parcel:

A Parcel Of Land In The City Of Wilmington, Clinton County, And Being Part Of
Military Survey No. 2690, Bounded And Described As Follows;
Commencing At A 5/8” Iron Pin Found At The Southeast Corner Of The Grantors 40.815
Acre Parcel As Recorded In Volume 322, Page 201 Of The Clinton County Recorders
Official Records;
Thence South 74°21’52” West 306.10 Feet Along The Grantors South Property Line To
A 5/8” Capped Iron Rod Set At The True Point Of Beginning
Thence South 74°21’52” West 80.00 Feet Continuing Along Said Line To A 5/8” Capped
Iron Rod Set;
Thence North 15°31’29” West 459.50 Feet To A 5/8” Capped Iron Rod Set At A Point Of
Curvature;
Thence Along A Curve To The Left Having A Radius Of 1960.00 Feet Through A
Central Angle Of 10°43’31” For An Arc Distance Of 366.90, Said Curve Having A
Chord Bearing North 20°53’14” West For A Distance Of 366.36 Feet To A 5/8” Capped
Iron Rod Set On The Grantors East Property Line;
Thence South 42°33’55” East 238.80 Feet Along Said East Line To A 5/8” Capped Iron
Rod Set;
Thence Southeasterly Along A Curve To The Right Having A Radius Of 2040.00 Feet
Through A Central Angle Of 04°16’29” For An Arc Distance Of 152.20 Feet, Said Curve
Having A Chord Bearing South 17°39’44” East For A Distance Of 152.16 Feet To A 5/8”
Capped Iron Rod Set At A Point Of Tangency;
Thence South 15°31’29” East 459.35 Feet To The Point Of Beginning Containing 57043
Square Feet Or 1.310 Acres More Or Less, And Being Subject To All Legal Highways,
Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900211348.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.
TIMBERTECH LIMITED

Remaining Parcel:

A Parcel Of Land In The City Of Wilmington, Clinton County, And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A 5/8" Iron Pin Found At The Southeast Corner Of The Grantors 40.815 Acre Parcel As Recorded In Volume 322, Page 201 Of The Clinton County Recorders Official Records;
Thence South 74°21'52" West 306.10 Feet Along The Grantors South Property Line To A 5/8" Capped Iron Rod Set;
Thence North 15°31'29" West 459.35 Feet To A 5/8" Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Left Having A Radius Of 2040.00 Feet Through A Central Angle Of 04°16'29" For An Arc Distance Of 152.20, Said Curve Having A Chord Bearing North 17°39'44" West For A Distance Of 152.16 Feet To A 5/8" Capped Iron Rod Set On The Grantors East Property Line;
Thence South 42°33'55" East 685.78 Feet, Along Said East Line To The Point Of Beginning Containing 92130 Square Feet Or 2.115 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900211348.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
CITY OF WILMINGTON

Road Parcel:

A Parcel Of Land In The City Of Wilmington, Union Township, Clinton County, Ohio
And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Commencing At A PK Nail Found On The Centerline Of Prairie Avenue At The
Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500
Of The Clinton County Recorders Official Records;
Thence North 46°21'18" East 79.69 Feet Along Said Centerline Of Prairie Avenue To A
PK Nail Set At The True Point Of Beginning;
Thence North 46°21'18" East 80.02 Feet Continuing Along Said Centerline To A PK
Nail Set;
Thence South 42°27'35" East 409.29 Feet To A 5/8" Capped Iron Rod Set At A Point Of
Curvature And Passing Through A 5/8" Capped Iron Rod Set On The Southerly Right-
Of-Way Line Of Said Prairie Avenue At 25.00 Feet;
Thence Along A Curve To The Right Having A Radius Of 2040.00 Feet Through A
Central Angle Of 22°39'37" For An Arc Distance Of 806.81 Feet, Said Curve Having A
Chord Bearing South 31°07'46" East For A Distance Of 801.56 Feet, To A 5/8" Capped
Thence North 42°33'55" West 238.80 Feet Along Said West Line To A 5/8" Capped Iron
Rod Set;
Thence Northwesterly Along A Curve To The Left Having A Radius Of 1960.00 Feet
Through A Central Angle Of 16°01'48" For An Arc Distance Of 548.36 Feet, Said Curve
Having A Chord Bearing North 34°15'54" West For A Distance Of 546.57 Feet, To A
5/8" Capped Iron Rod Set At A Point Of Tangency;
Thence North 42°27'35" West 407.63 Feet To The Point Of Beginning And Passing
Through A 5/8" Capped Iron Rod Set On The Southerly Right-Of-Way Line Of Prairie
Avenue At 382.63 Feet, Containing 8760.5 Square Feet Or 2.011 Acres More Or Less,
And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900224074
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.
CITY OF WILMINGTON
Cut Off Parcel:

A Parcel Of Land In The City Of Wilmington, Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A PK Nail Found On The Centerline Of Prairie Avenue At The Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500 Of The Clinton County Recorders Official Records;
Thence North 46°21'18" East 79.69 Feet Along Said Centerline Of Prairie Avenue To A PK Nail Set;
Thence South 42°27'35" East 407.63 Feet To A 5/8" Capped Iron Rod Set At A Point Of Curvature And Passing Through A 5/8" Capped Iron Rod Set On The Southerly Right-Of-Way Line Of Said Prairie Avenue At 25.00 Feet;
Thence Along A Curve To The Right Having A Radius Of 1960.00 Feet Through A Central Angle Of 16°12'35" For An Arc Distance Of 554.51 Feet, Said Curve Having A Chord Bearing South 34°21'17" East For A Distance Of 552.66 Feet, To A 5/8" Capped Iron Rod Set On The Westerly Line Of Said 20.974 Acre Parcel;
Thence North 42°33'55" West 953.13 Feet Along Said West Line To The Point Of Beginning And Passing Through A 5/8" Capped Iron Rod Found On The Southerly Right-Of-Way Line Of Prairie Avenue At 953.14 Feet, Containing 61072 Square Feet Or 1.402 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2906224074
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
CITY OF WILMINTON
Parcel To Remain:

A Parcel Of Land In The City Of Wilmington, Union Township, Clinton County, Ohio
And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A PK Nail Found On The Centerline Of Prairie Avenue At The
Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500
Of The Clinton County Recorders Official Records;
Thence North 46°21'18" East 79.69 Feet Along Said Centerline Of Prairie Avenue To A
PK Nail Set;
Thence South 42°27'35" East 407.63 Feet To A 5/8" Capped Iron Rod Set At A Point Of
Curvature And Passing Through A 5/8" Capped Iron Rod Set On The Southerly Right-
Of-Way Line Of Said Prairie Avenue At 25.00 Feet;
Thence Along A Curve To The Right Having A Radius Of 1960.00 Feet Through A
Central Angle Of 00°10'47" For An Arc Distance Of 6.15 Feet, Said Curve Having A
Chord Bearing South 42°22'11" East For A Distance Of 6.15 Feet, To A Point;
Thence South 48°00'51" West 78.91 Feet To The Westerly Line Of Said 20.974 Acre
Parcel;
Thence North 42°33'55" West 411.48 Feet Along Said West Line To The Point Of
Beginning And Passing Through A 5/8" Capped Iron Rod Found On The Southerly
Right-Of-Way Line Of Prairie Avenue At 386.48 Feet, Containing 32720 Square Feet Or
0.751 Acres More Or Less, And Being Subject To All Legal Highways, Easements And
Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900224074
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On June 11, 2002 From
A Survey Of The Premises.
CITY OF WILMINGTON
Parcel To Timbertech:

A Parcel Of Land In The City Of Wilmington, Union Township, Clinton County, Ohio
And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Commencing At A PK Nail Found On The Centerline Of Prairie Avenue At The
Northwesterly Corner Of A 20.974 Acre Parcel As Recorded In Volume 251, Page 500
Of The Clinton County Recorders Official Records;
Thence South 42°33′55″ East 411.48 Feet Along The West Line Of Said 20.974 Acre
Parcel To The True Point Of Beginning;
Thence North 48°00′51″ East 78.91 Feet To A Point;
Thence Along A Curve To The Right Having A Radius Of 1960.00 Feet Through A
Central Angle Of 16°01′48″ For An Arc Distance Of 548.36 Feet, Said Curve Having A
Chord Bearing South 34°15′54″ East For A Distance Of 546.57 Feet, To A 5/8″ Capped
Thence North 42°33′55″ West 541.65 Feet Along Said West Line To The Point Of
Beginning Containing 28353 Square Feet Or 0.651 Acres More Or Less, And Being
Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900224074
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On June 11, 2002 From
A Survey Of The Premises.
TIMBERTECH LIMITED
Remaining Parcel:

A Parcel Of Land In The City Of Wilmington, Clinton County, And Being Part Of
Military Survey No. 2690, Bounded And Described As Follows;
Beginning At A 5/8” Iron Pin Found At The Southeast Corner Of The Grantors 40.815
Acre Parcel As Recorded In Volume 322, Page 201 Of The Clinton County Recorders
Official Records;
Thence South 74°21’52” West 306.10 Feet Along The Grantors South Property Line To
A 5/8” Capped Iron Rod Set;
Thence North 15°31’29” West 459.35 Feet To A 5/8” Capped Iron Rod Set At A Point Of
Curvature;
Thence Along A Curve To The Left Having A Radius Of 2040.00 Feet Through A
Central Angle Of 04°16’29” For An Arc Distance Of 152.20, Said Curve Having A
Chord Bearing North 17°39’44” West For A Distance Of 152.16 Feet To A 5/8” Capped
Iron Rod Set On The Grantors East Property Line;
Thence South 42°33’55” East 685.78 Feet, Along Said East Line To The Point Of
Beginning Containing 92130 Square Feet Or 2.115 Acres More Or Less, And Being
Subject To All Legal Highways, Easements And Restrictions Of Record;
Said Parcel Being A Part Of Parcel #2900211348.
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As
Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002
From A Survey Of The Premises.
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TIMBERTECH LIMITED

Road Parcel:

A Parcel Of Land In The City Of Wilmington, Clinton County, And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;

Commencing At A 5/8” Iron Pin Found At The Southeast Corner Of The Grantors 40.815 Acre Parcel As Recorded In Volume 322, Page 201 Of The Clinton County Recorders Official Records;

Thence South 74°21’52” West 306.10 Feet Along The Grantors South Property Line To A 5/8” Capped Iron Rod Set At The True Point Of Beginning

Thence South 74°21’52” West 80.00 Feet Continuing Along Said Line To A 5/8” Capped Iron Rod Set;

Thence North 15°31’29” West 459.50 Feet To A 5/8” Capped Iron Rod Set At A Point Of Curvature;

Thence Along A Curve To The Left Having A Radius Of 1960.00 Feet Through A Central Angle Of 10°43’31” For An Arc Distance Of 366.90, Said Curve Having A Chord Bearing North 20°53’14” West For A Distance Of 366.36 Feet To A 5/8” Capped Iron Rod Set On The Grantors East Property Line;

Thence South 42°33’55” East 238.80 Feet Along Said East Line To A 5/8” Capped Iron Rod Set;

Thence Southeasterly Along A Curve To The Right Having A Radius Of 2040.00 Feet Through A Central Angle Of 04°16’29” For An Arc Distance Of 152.20 Feet, Said Curve Having A Chord Bearing South 17°39’44” East For A Distance Of 152.16 Feet To A 5/8” Capped Iron Rod Set At A Point Of Tangency;

Thence South 15°31’29” East 459.35 Feet To The Point Of Beginning Containing 57043 Square Feet Or 1.310 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;

Said Parcel Being A Part Of Parcel #2900211348.

Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.

This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
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| Tract 1: 1.310 Acres: 57042 Sq Feet; Closure = s18.2352e 0.01 Feet; Precision =1/264243: Perimeter = 1757 Feet |
|---------------------------------|---------------------------------|
| 001=S74.2152W 80.00            | 004=S42.3355E 238.80            |
| 002=N15.3129W 459.50           | 005=R1,R=2040.00, Ap=125.34     |
| 003=L1, B=1000, Ap=345.99      | 006=L17.1948B, Ch=32.16         |
| Dir=NS 31114W, Cha=366.36      | 006=S15.3129E 459.35            |
CSX RAILROAD

Road Parcel:

A Parcel Of Land In Union Township, Clinton County, Ohio And Being Part Of Military Survey No. 2690, Bounded And Described As Follows;
Commmencing At A ½" Iron Rod Found At The Northeast Corner Of Lot 4 Of Continental Plat #2 (As Recorded In Plat Book 7, Pages 57a And 57b, Clinton County Plat Records);
Thence North 74°21'52" East 177.15 Feet Along The South Line Of Land Owned By CSX Railroad To A 5/8" Capped Iron Rod Set At The True Point Of Beginning;
Thence Northerly Along A Curve To The Left Having A Radius Of 1160.00 Feet Through A Central Angle Of 01°05'39" For An Arc Distance Of 22.15 Feet, Said Curve Having A Chord Bearing North 14°58'39" West For A Distance Of 22.15 Feet, To A 5/8" Capped Iron Rod Set At A Point Of Tangency;
Thence North 15°31'29" West 117.85 Feet To A 5/8' Capped Iron Rod Set On The North Line Of Said Land Owned By CSX Railroad;
Thence North 74°21'52" East 80.00 Feet Along Said North Line To A 5/8" Capped Iron Rod Set;
Thence South 15°31'29" East 118.01 Feet To A 5/8" Capped Iron Rod Set At A Point Of Curvature;
Thence Along A Curve To The Right Having A Radius Of 1240.00 Feet Through A Central Angle Of 01°00'59" For An Arc Distance Of 22.00 Feet, Said Curve Having A Chord Bearing South 15°00'59" East For A Distance Of 22.00 Feet, To A 5/8" Capped Iron Rod Set On The South Line Of Said Property Owned By CSX Railroad;
Thence South 74°21'52" West 80.02 Feet Along Said South Line To The Point Of Beginning Containing 11200 Square Feet Or 0.257 Acres More Or Less, And Being Subject To All Legal Highways, Easements And Restrictions Of Record;
Bearings Used Hereon Are Based On The Record Bearings Of Continental Plat No. 2 As Recorded In Plat Book 7, Page 57a & 57b, Clinton County Recorders Office.
This Description Was Prepared By The Mannik & Smith Group On March 20, 2002 From A Survey Of The Premises.
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□ URGENT  □ FOR REVIEW  □ PLEASE COMMENT  □ PLEASE REPLY  □ PLEASE RECYCLE

NOTES/COMMENTS:

The 1.015 A parcel was not annexed. I hope this helps you!

Melodee
This is a
Township
Island!
Not annexed
P.O.B.

1.015 Ac.±
ORD.# 4281 (Lowe's)