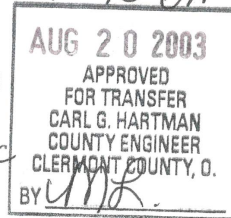


ined and the
action 319.202

EXHIBIT A

5,000
County Auditor
in the office of
NDA L. FRALEY
JNT COUNTY AUDITOR
8-20-03
Date

MITCHELL SURVEYING
James B. Mitchell, R.L.S.
7905 INCLINE ROAD ~ RUSSELLVILLE, OHIO 45168
Phone 937-377-2975 ~ Fax 937-377-2975
JOB NO. DH03-65



2.134 ACRES

*add 2.134 ac
to parcel
TD 27 BK 28 PG 146 PAR 019.
out of 27 28 146 058.*

Situated in Pierce Township, Clermont County, Ohio and being part of Military
Survey No. 1753 and being more particularly described as follows:

Beginning at a spike set in Locust Corner Road being South 78°16'38" West, a distance of 3620.53 feet from the centerline intersection of Locust Corner Road and Wagner Road; thence leaving said Locust corner Road South 7°09'30" West, a distance of 145.20 feet to a 5/8" iron pin set being the northeast corner of the 11.310 acres conveyed by deed to Seth Pogue as recorded in Official Record 679, Page 247 of the Deed Records of Clermont County, Ohio; said point also being the REAL POINT of BEGINNING for this description;
THENCE from said real point of beginning along the east line of said 11.310 acres tract continuing South 7°09'30" West, a distance of 514.50 feet to a 5/8" iron pin set;
THENCE with a line of severance for the next two (2) courses and distances:
1.) North 46°47'55" West, a distance of 203.57 feet to a 5/8" iron pin set;
2.) North 31°56'53" West, passing a 5/8" iron pin set at 268.88 feet, for a total distance of 283.31 feet to a spike set in Locust Corner Road;
THENCE with said Locust Corner Road North 76°15'07" East, a distance of 135.00 feet to a spike set;
THENCE leaving said Locust Corner Road North 66°53'55" East, passing a 5/8" iron pin set at 141.83 feet, for a total distance of 251.45 feet to the point of beginning containing 2.134 acres of land, more or less, subject to all legal highways, easements and restrictions of record.

Being part of the same premises described as recorded in Official Record 679, Page 247 of the Deed Records of Clermont County, Ohio and being identified as parcel no. 27-28-14G-058. of the tax maps of said county and state and to be added to parcel no. 27-28-14G-019. of the tax maps of said county and state.

This conveyance is a transfer between adjoining lot owners and does not create an additional building site as defined in O.R.C. 711.001 B, 1 nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantors herein.

This parcel may not be separately conveyed without the approval of all the agencies whose approval is required for the transfer of land or a lot.

Basis of bearings were established using the State Plane Coordinate System, Ohio South Zone, NAD 83.

This description was prepared by James B. Mitchell, Registered Surveyor No. 6692 on June 2, 2003 based on a field survey.

Instrument Book Page
200300053128 OR 1677 343



Clermont County GIS

Legend

- Major Streams & Lakes
- Streams
- Parks
- Building Outlines
- 10 Contours
- 2 Contours
- Parcels



The information contained in this map is a public resource for general information and is provided for use only as a reference. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken in reliance upon any information furnished hereunder.

Date: 4/4/2023

