

ORDINANCE NO. 5-92

CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCIL MEMBER Sally Beals ON THE
15th DAY OF June, 1992.

AN ORDINANCE DESIGNATING PROPERTIES OWNED BY
THE CITY OF CENTERVILLE FOR RIGHT-OF-WAY FOR
CLYO ROAD.

WHEREAS, the City has acquired certain parcels of property for
Clyo road extended; and

WHEREAS, it is necessary to designate these parcels as being
dedicated for street purposes.

NOW, THEREFORE,

THE MUNICIPALITY OF CENTERVILLE HEREBY ORDAINS:

Section 1. The properties acquired for Clyo Road extended are
hereby dedicated for street purposes for public use.

Section 2. The parcels so dedicated are described in the
following Deed Records of the Office of the County Recorder of
Montgomery County and are attached hereto and made part of this
Ordinance.


- 1. 84-0422 E05
- 2. 84-0446 D09
- 3. 90-0442 B05
- 4. 91-0080 B08

Section 3. The City Clerk is hereby authorized and directed
to file a certified copy of this Ordinance in the Office of the
Recorder of Montgomery County, Ohio.

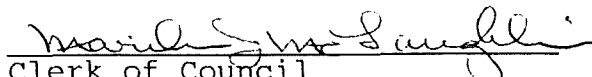
ALTICK & CORWIN

Section 4. This Ordinance shall become effective from and after the earliest date provided by law.

PASSED THIS 15th day of June, 1992.

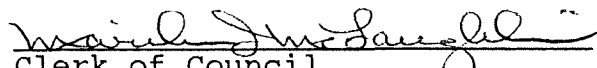

Mayor of the City of
Centerville, Ohio

ATTEST:


Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 5-92, passed by the Council of the City of Centerville, Ohio on the 15th day of June, 1992.


Clerk of Council

Misc\2006.reh

Approved as to form, consistency
with existing ordinances, the
charter & constitutional provisions.

Department of Law
Robert N. Farguhar
Municipal Attorney

15163

Know All Men by These Presents:

4

That The Dayton Power and Light Company, an Ohio corporation of Montgomery County, Ohio,

DIV. 14

RECORDER

1200

6-8-15 Cont.

SEP 7 2 25 PM '84

in consideration of

One Dollar (\$1.00)

MONTGOMERY CO. OHIO RECEIVED

to it paid by City of Centerville, an Ohio municipal corporation

A2403 002 00

whose address is 100 West Spring Valley Road, Centerville, Ohio 45459

the receipt whereof is hereby acknowledged, do hereby Remise, Release and Forever Quit Claim to the said City of Centerville

its successors ~~and~~ and assigns forever.

Situate in Section 20, Town 2, Range 6, N.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a strip of land, 45 feet in width, which is to be the northern one half of proposed Clio Road adjacent to and parallel with the southern lines and part of a 7.995 acre tract conveyed to The Dayton Power and Light Company by Deed No. 84-188007 of the Deed Records of said Montgomery County, Ohio, and said strip being more particularly described as follows:

SEP 7 1984

TRANSFERED ROBERT L. FREDERICK

Beginning at the southeasterly corner of a 76.35 acre tract conveyed to Acro Realty Company, Inc., by Deed Book 2242, Page 502 of said Deed Records, said point also being the southeasterly corner of said Section 20 and the centerline intersection of Alexanderville-Bellbrook Road and Bigger Road;

thence North four degrees forty-six minutes twelve seconds (4°46'12") East for two thousand one hundred ninety-nine and 04/100 (2199.04) feet with the easterly line of said Section 20 and the centerline of said Bigger Road to the centerline intersection of Bigger Road and proposed Clio Road which is also the southeasterly corner of said 7.995 acre tract;

thence North eighty-five degrees thirteen minutes forty-eight seconds (85°13'48") West for eighty and 00/100 (80.00) feet with the centerline of said proposed Clio Road and a southerly line of said 7.995 acre tract to a point in a westerly line of the acquisition for Bigger Road and the TRUE POINT OF BEGINNING;

thence westwardly with the centerline of said proposed Clio Road and southerly lines of the said 7.995 acre tract the following two courses:

- (1) North eighty-five degrees thirteen minutes forty-eight seconds (85°13'48") West for fifty and 94/100 (50.94) feet to a point;
- (2) Thence westwardly on a curve to the left with a radius of four thousand ninety-two and 56/100 (4092.56) feet for an arc distance of five hundred forty-two and 90/100 (542.90) feet to the southwesterly corner of said 7.995 acre tract [the chord to said curve bearing North eighty-nine degrees one minute forty-nine seconds (89°01'49") West for five hundred forty-two and 50/100 (542.50) feet];

thence North three degrees fifty-seven minutes thirty-six seconds (3°57'36") East for forty-five and 31/100 (45.31) feet with the westerly line of said 7.995 acre tract to a point in the northerly line of said proposed Clio Road;

FRED F. FRECKER COUNTY ENGINEER MONTGOMERY COUNTY, OHIO DESCRIPTION AND OWNERSHIP CHECKED AND APPROVED BY R.D. DATE 2-2-84 MAP DEPARTMENT

thence eastwardly with northerly lines of said proposed Clyo Road the following two courses:

- (1) Eastwardly on a curve to the right with a radius of four thousand one hundred thirty-seven and 56/100 (4137.56) feet for an arc distance of five hundred forty-three and 51/100 (543.51) feet to a point [the chord to said curve bearing South eighty-eight degrees fifty-nine minutes thirty-six seconds (88°59'36") East for five hundred forty-three and 12/100 (543.12) feet];
- (2) thence South eighty-five degrees thirteen minutes forty-eight seconds (85°13'48") East for fifty and 94/100 (50.94) feet to a point in a westerly line of said acquisition for Bigger Road;

thence South four degrees forty-six minutes twelve seconds (4°46'12") West for forty-five and 05/100 (45.00) feet to the true point of beginning containing 0.614 acres of land, more or less, subject however to all covenants, conditions, restrictions, reservations and easements of record pertaining to the above described tract of land.

The above description on August 28, 1984 by Richard W. Anders, Registered Surveyor No. 5890 was based on a field survey dated April 17, 1984 by Woolpert Consultants, under the supervision of Kelly J. O'Leary, Registered Surveyor No. 696.

Prior Used Reference: Microfiche No. 84-188 D 07

20131

and all the Estate, Title and Interest of the said The Dayton Power and Light Company

either in law or in equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To Have and to Hold the same to the only proper use of the said City of Centerville,

its successors heirs and assigns forever.

APPROVED BY CENTERVILLE
 PLANNING COMMISSION, MO
 PLAT REQUIRED Aug 31, 1984
W. C. J. [Signature]

In Witness Whereof, the said The Dayton Power and Light Company has hereunto set its hand, this 31st day of August in the year of our Lord one thousand nine hundred and eighty four

Signed and acknowledged in presence of us: The Dayton Power and Light Company
Virginia M. Strausburg By S. G. Smith
Virginia L. Sepinski Its Vice President
Virginia M. Strausburg By Carl P. Moray
Virginia L. Sepinski Its Vice President

The State of Ohio County of Montgomery ss.
Be It Remembered, That on the 31st day of August in the year of our Lord one thousand nine hundred and eighty four before me, the subscriber, in and for said county, personally come The Dayton Power and Light Company by Carl P. Moray its Vice President and S. G. Smith its Vice President

the grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my notarial seal, on the day and year last aforesaid.



Virginia M. Strausburg
VIRGINIA M. STRAUSBURG, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 27, 1989

This instrument was prepared by David M. Duwel Attorney At Law

QUIT CLAIM DEED, No release of power, No. 28 (Reprinted 5/83)

Registered to U.S. Patent and Trademark Office
Provisional Application No. 08/000,000

15989

Know All Men by These Presents:

9

That Acro Realty Company, Inc. an Ohio Corporation of Montgomery County, State of Ohio

TRANSMITTED
CORRECTLY RECORDED

84
21 84

DIV. 7

068-6-8-16
Cent.

One Dollar (\$1.00)

in consideration of

A.3083 002 .00

to it paid by City of Centerville, an Ohio Municipal Corporation

whose address is 100 West Spring Valley Road, Centerville, Ohio 45459

the receipt whereof is hereby acknowledged. do hereby Remise, Release and Forever Quit Claim to the said City of Centerville

Its successors
and assigns forever.

Situate in Section 20, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery, State of Ohio, and being a strip of land, 45 feet in width, which is to be the southern one half of proposed Clio Road adjacent to and parallel with the southern lines of a 7.995 acre tract conveyed to The Dayton Power and Light Company by Deed No. 84-188 007 of the Deed Records of Montgomery County, Ohio, and said strip is a part of a 76.35 acre tract conveyed to Acro Realty Company, Inc., by Deed Book 2242, Page 502, of said Deed Records and the strip being more particularly described as follows:

Beginning at the southeasterly corner of said 76.35 acre tract which is also the southeasterly corner of said Section 20 and the centerline intersection of Alexandersville-Bellbrook Road and Bigger Road;

thence North four degrees forty-six minutes twelve seconds (4°46'12") East for two thousand one hundred ninety-nine and 04/100 (2199.04) feet with the easterly line of said Section 20 and the centerline of said Bigger Road to the centerline intersection of Bigger Road and proposed Clio Road which is also the southeasterly corner of said 7.995 acre tract;

thence North eighty-five degrees thirteen minutes forty-eight seconds (85°13'48") West for eighty and 00/100 (80.00) feet with the centerline of said proposed Clio Road and a southerly line of said 7.995 acre tract to a point in a westerly line of the acquisition for Bigger Road and the TRUE POINT OF BEGINNING;

thence South four degrees forty-six minutes twelve seconds (4°46'12") West for forty-five and 00/100 (45.00) feet with a westerly line of said Bigger Road acquisition to a point in the southerly line of proposed Clio Road;

thence with southerly lines of said proposed Clio Road the following two courses:

- (1) North eighty-five degrees thirteen minutes forty-eight seconds (85°13'48") West for fifty and 94/100 (50.94) feet to a point;
- (2) thence westwardly on a curve to the left with a radius of four thousand forty-seven and 56/100 (4047.56) feet for an arc distance of five hundred forty-two and 29/100 (542.29) feet to a point in the southwardly extension of the westerly line of said 7.995 acre tract [the chord to said curve bearing North eighty-nine degrees four minutes six seconds (89°04'06") West for five hundred forty-one and 88/100 (541.88) feet];

thence North three degrees fifty-seven minutes thirty-six seconds (3°57'36") East for forty-five and 32/100 (45.32) feet with the southwardly extension of the westerly line of said 7.995 acre tract to the southwesterly corner thereof in the centerline of said proposed Clyn Road;

thence eastwardly with the centerline of said proposed Clyn Road and southerly lines of said 7.995 acre tract the following two courses:

- (1) eastwardly on a curve to the right with a radius of four thousand ninety-two and 56/100 (4092.56) feet for an arc distance of five hundred forty-two and 90/100 (542.90) to a point [the chord to said curve being South eight-nine degrees one minute forty-nine seconds (89°01'49") East for five hundred forty-two and 50/100 (542.50) feet];
- (2) thence South eighty-five degrees thirteen minutes forty-eight seconds (85°13'48") East for fifty and 94/100 (50.94) feet to the true point of beginning containing 0.613 acres of land, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements of record pertaining to the above described tract of land.

The above description on August 28, 1984 by Richard W. Anders, Registered Surveyor No. 5850, was based on a field survey dated April 17, 1984 by Woolpert Consultants, under the supervision of Kelly J. O'Leary, Registered Surveyor No. 6901.

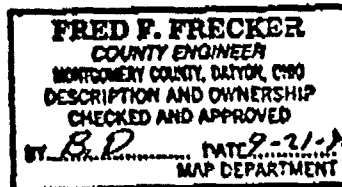
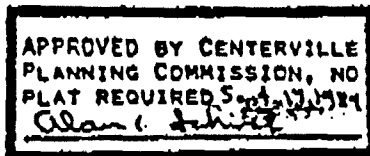
Prior Deed Reference: Volume 2242, Page 502.

20141

and all the Estate, Title and Interest of the said Acq. Realty Company, Inc.

either in law or in equity, of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To Have and to Hold the same to the only proper use of the said City of Centerville

Its Successors ~~XXX~~ and assigns forever.



In Witness Whereof, the said
he hereunto set hand, this 1 day of September in the year
of our Lord one thousand nine hundred and 84

Signed and acknowledged in presence of us:

Richard G. ...
Liza ...

Acro Realty Inc.

By: *James C. Karras*
James C. Karras

Its: President

By: *Neil ...*
Its: Secretary

The State of Ohio County of Montgomery ss.

Be It Remembered, That on the ... day of ... in the year
of our Lord one thousand nine hundred and eighty four before me, the subscriber,
in and for said county, personally came

Acro Real Estate Company, Inc. by James C. Karras, President and
secretary

the grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary
act, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name
and affixed my notarial seal, on the
day and year last aforesaid.



Connie J. Schell
CONNIE J. SCHELL, Notary Public
In and for the State of Ohio
My Commission Expires May 22, 1989

This instrument was prepared by *Robert Jargubar*

WILLIAM D. FEGG
RECORDER

127B

SEP 24 2 51 PM '84
MONTGOMERY CO. OHIO

9

765-64-25
CENTERVILLE

0015014

GENERAL WARRANTY DEED

DIV.

JOSEPH F. RIPPE, TRUSTEE, for valuable consideration paid, grants for public roadway purposes, with general warranty covenants, to:

CITY OF CENTERVILLE, OHIO

whose tax mailing address is:

100 West Spring Valley Road, Centerville, Ohio 45458

the following REAL PROPERTY:

Located in Section 14, Town 2, Range 6, M.R.S., City of Centerville, County of Montgomery and State of Ohio and being a portion of land conveyed to Joseph F. Rippe, Trustee, in Deed Book 2431, Page 16, Page 19 and Page 21 of the Deed Records of Montgomery County, Ohio, and being more particularly described as follows:

Beginning at a point in the west line of said Rippe, Trustee land, said point being the northeast corner of Lot No. 6 as shown on Thomas Paine Settlement Number Three record plan recorded in Plat Book 112, Page 18 of the Plat Records of Montgomery County, Ohio:

Thence along the west line of said Rippe, Trustee land, also being the east line of said Thomas Paine Settlement, North one degrees one minutes forty three seconds (01° 01' 43") East for ninety seven and 68/100 (97.68) feet to the southeast corner of Lot No. 5 of said Thomas Paine Settlement:

Thence over said Rippe, Trustee land for the following five courses and along the north right of way line of proposed Clio Road for the following four courses:

North sixty eight degrees nine minutes thirty eight seconds (68° 09' 38") East for ninety and 94/100 (90.94) feet:

Thence on a curve to the right with a radius of two thousand five hundred forty five and 00/100 (2545.00) feet for an arc distance of one thousand thirty seven and 88/100 (1037.88) feet, [long chord bearing North seventy nine degrees fifty minutes thirty six seconds (79° 50' 36") East for one thousand thirty and 70/100 (1030.70) feet, central angle of said curve being twenty three degrees twenty one minutes fifty seven seconds (23° 21' 57")]:

Thence south eighty eight degrees twenty eight minutes twenty five seconds (88° 28' 25") East for one thousand two hundred ninety two and 52/100 (1292.52) feet:

Thence on a curve to the left with a radius of twenty and 00/100 (20.00) feet for an arc distance of thirty one and 42/100 (31.42) feet, [long chord bearing North forty six degrees thirty one minutes thirty five seconds (46° 31' 35") East for twenty eight and 28/100 (28.28) feet, central angle of said curve being ninety degrees no minutes no seconds (90° 00' 00")] to a point in the proposed west right of way line of Wilmington Pike:

Thence along the proposed west right of way line of Wilmington Pike, North one degrees thirty one minutes thirty five seconds (01° 31' 35") East for one hundred

TRANSFERRER
1990 AUG 15 PM 1:48
DANA L. STANGE
MONT. COUNTY RECORDER

FRED F. WICKER
COUNTY ENGINEER
MONTGOMERY COUNTY, DAYTON, OHIO
CHECKED AND APPROVED
DATE 8/1/92
MAP DEPARTMENT

FRED WICKER
COUNTY ENGINEER
MONTGOMERY COUNTY, OHIO
CHECKED AND APPROVED
DATE 8/1/92
MAP DEPARTMENT

one and 10/100 (101.10) feet to a point in the north line of said Rippe, Trustee land;

Thence along the north line of said Rippe, Trustee land, South seventy one degrees twenty eight minutes two seconds ($71^{\circ} 28' 02''$) East for sixty two and 74/100 (62.74) feet to the northeast corner of said Rippe, Trustee land, also being a point in the east line of said Section 14, the centerline of Wilmington Pike, and the Montgomery; Greene County line;

Thence along the east line of said Rippe, Trustee land, also being the east line of said Section 14, the centerline of Wilmington Pike, and the Montgomery Greene County Line, South one degrees thirty one minutes thirty five seconds ($01^{\circ} 31' 35''$) West for one hundred forty seven and 75/100 (147.75) feet;

Thence over said Rippe, Trustee land along the centerline of proposed Clys Road, North eighty eight degrees twenty eight minutes twenty five seconds ($88^{\circ} 28' 25''$) West for three hundred sixty and 00/100 (360.00) feet;

Thence continuing over said Rippe, Trustee land, South one degrees thirty one minutes thirty five seconds ($01^{\circ} 31' 35''$) West for forty five and 00/100 (45.00) feet to a point in the south right of way line of proposed Clys Road;

Thence over said Rippe, Trustee land and along the south right of way line of proposed Clys Road for the following three courses:

North eighty eight degrees twenty eight minutes twenty five seconds ($88^{\circ} 28' 25''$) West for one thousand twelve and 52/100 (1012.52) feet;

Thence on a curve to the left with a radius of two thousand four hundred fifty five and 00/100 (2455.00) feet for an arc distance of one thousand one and 18/100 (1001.18) feet, [long chord bearing South seventy nine degrees fifty minutes thirty six seconds ($79^{\circ} 50' 36''$) West for nine hundred ninety four and 25/100 (994.25) feet, central angle of said curve being twenty three degrees twenty one minutes fifty seven seconds ($23^{\circ} 21' 57''$)];

Thence South sixty eight degrees nine minutes thirty eight seconds ($68^{\circ} 09' 38''$) West for one hundred twenty eight and 90/100 (128.90) feet to the point of beginning, containing four and 954/1000 (4.954) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared in accordance with a field survey performed by Woolpert Consultants in June of 1990. The bearing system used is based on the Cheltenham Section One record plan system, recorded in Plat Book 137, Page 21 of the Plat Records of Montgomery County, Ohio.

Said premises are subject to real estate taxes and assessments due and payable in the December, 1990 installment and thereafter.

Prior Instrument Reference: Book 2431, Pages 16, 19 and 21 of the Deed Records of Montgomery County, Ohio.

IN WITNESS WHEREOF, the said Joseph F. Rippe, Trustee has hereunto set his hand on the 9th day of August, 1990.

Signed and acknowledged in the presence of:

Victoria Green
Stanley J. Cohen

Joseph F. Rippe
Joseph F. Rippe, Trustee

STATE OF OHIO, HAMILTON COUNTY, SS.

This 9th day of August, 1990, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the above named Joseph F. Rippe, Trustee, who acknowledge that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Stanley J. Cohen
NOTARY PUBLIC, ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission has no Expiration Date
Section 147.03 O.R.C.

This instrument prepared by:
Stanley J. Cohen,
Attorney at Law
Dayton, Ohio

APPROVED BY CENTERVILLE
PLANNING COMMISSION, NO
PLAT REQUIRED Aug. 8, 1990
Robert J. Johnson

VICKI D. PEGG
RECORDER

90 AUG 15 PH 2:07

MONTGOMERY CO. OHIO
RECORDED

FORM 535 W Warrant Deed - Ohio Statutory Form

FUTURE LAND DESIGNATIONS... 6-5-11 Centerville

0002586 Know all Men by these Presents

THAT HILLS BUILDING & CONSTRUCTION SERVICES NO. 3, INC., an Ohio corporation, Grantor, of Hamilton County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to the CITY OF CENTERVILLE, MONTGOMERY COUNTY, OHIO, Grantee, whose tax mailing address is 100 W. Spring Valley Road, Centerville, Ohio 45458, the following real property:

Situated in Section 14, Town 2, Range 6, ^{M.C.S} in the City of Centerville, Montgomery County, Ohio, being part of the 97.42 acre tract conveyed to Ralph G. Woodley and Ripalo, Inc. by deed recorded in MP #82-239E08 of the Montgomery County records, and more fully described on Exhibit "A" attached hereto and made a part hereof

This conveyance is for roadway purposes.

Prior Instrument Reference: Microfiche No. 90-576 D09 of the Deed Records of Montgomery County, Ohio.

IN WITNESS WHEREOF, said corporation sets its hand by LOUIS B. GUTTMAN its Secretary and Treasurer, this 2nd day of December 1990.

Signed and acknowledged in presence of:

Anna Engelhardt Dorothy L. Engelhardt

HILLS BUILDING & CONSTRUCTION SERVICES NO. 3, INC.

By Louis B. Guttman

STATE OF OHIO COUNTY OF MONTGOMERY, ss.

VICKI D. FEGG 12 RECORDER A1829 #01 21 FEB 15 PM 2:5

Before me, a notary public, in and for said State and County, personally appeared the above named HILLS BUILDING & CONSTRUCTION SERVICES, NO. 3, INC. by LOUIS B. GUTTMAN its Secretary and Treasurer, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and his free act and deed personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, at Dayton, Ohio, this 2nd day of December 1990.

Notary Public

This instrument prepared by: John R. Koverman, Jr. Attorney at Law 1408 Talbott Tower Dayton, Ohio 45402

FRED F. FRECKER COUNTY ENGINEER MONTGOMERY COUNTY, DAYTON, OHIO DESCRIPTION AND OWNERSHIP CHECKED AND APPROVED BY F.F.F. DATE 12/12/90

VICKI D. FEGG 12 RECORDER FEB 15 PM 2:5

APPROVED BY CENTERVILLE PLANNING COMMISSION, NO. 30-080

VICKI D. FEGG RECORDER FEB 15 PM 2:5 MONTGOMERY CO. RECORDED

Exhibit "A" to Deed from Hills Building
& Construction Services No. 3, Inc. to
City of Centerville, Montgomery County,
Ohio, dated December 2nd, 1990

Situated in Section 14, Town 2, Range 6. ^{M 15} in the City of
Centerville, Montgomery County, Ohio, being part of the 97.42
acre tract conveyed to Ralph G. Woodley an Ripalo, Inc. by deed
recorded in MF #82-239E08 of the Montgomery County records, and
being a tract of land more particularly described as follows:

Starting for reference at a monument box found at the
intersection of the centerlines of Alexanderville & Bellbrook
Road (State Route 725 centerline station 103+00) and Bigger Road
(centerline station 0+00), said intersection also being the
southwest corner of said section 14; thence, north 04°47'15"
east with the centerline of Bigger Road (as shown on the
centerline plat of Bigger Road, recorded in Plat Book 121, Page
19) a distance of 931.48 feet to centerline station 9+31.48;
thence, south 85°12'45" east, a distance of 55.00 feet to an iron
pin set on the east right-of-way line of Bigger Road. Thence,
north 04°47'15" east, with the east right-of-way line of Bigger
Road, a distance of 1222.24 feet to an iron pin set in the south
line of the proposed Clio Road extension; thence, south
85°12'45" east, with said south line a distance of 13.00 feet to
an iron pin set, said point being the point of beginning.

Thence, north 04°47'15" east, parallel with the centerline of
Bigger Road a distance of 90.00 feet to an iron pin set on the
north line of the said Clio Road extension; thence on the north
line of said Clio Road extension the following five courses and
distances; thence, south 85°12'45" east, 109.70 feet; thence,
with a curve to the right at a radius of 1056.10 feet, said curve
having a length of 257.58 feet and being subtended by a chord
bearing south 78°13'32" east, a distance of 256.94 feet; thence,
south 71°14'18" east, 333.00 feet; thence, with a curve to the
left at a radius of 966.10 feet, said curve having a length of
628.56 feet and being subtended by a chord bearing south
89°52'38" east, a distance of 617.54 feet; thence, north
71°29'02" east, 177.85 feet; thence, south 71°15'04" east, with
the north line of said Woodley and Ripalo, Inc. tract a distance
of 148.64 feet; thence, on the south line of said Clio Road
extension the following five courses and distances: thence,

Exhibit "A" to Deed from Hills Building
& Construction Services No. 3, Inc. to
City of Centerville, Montgomery County,
Ohio, dated December 2nd, 1990

south $71^{\circ}29'02''$ west, 296.14 feet; thence, with a curve to the right at a radius of 1056.10 feet, said curve having a length of 687.12 feet and being subtended by a chord bearing north $89^{\circ}52'38''$ west, a distance of 675.06 feet; thence, north $71^{\circ}14'18''$ west, 333.00 feet; thence, with a curve to the left at a radius of 966.10 feet, said curve having a length of 235.63 feet and being subtended by a chord bearing north $78^{\circ}13'32''$ west, a distance of 235.04 feet; thence, north $85^{\circ}12'45''$ west, 109.70 feet to the point of beginning.

Contains 3.2730 acres of land. Subject to all easements, restrictions and covenants of record.

Bearings used are based on the centerline monumentation of Sigger Road, Plat Book 121, Page 19.

The above description is taken from and in accordance with a plat dated October 15, 1990 by C.G. Hartman & Associates, Inc., C.G. Hartman, P.S. #7294 and a survey dated August, 1990 by McDougall Associates.