

Village of **Waynesville**

PLANNING COMMISSION AGENDA

Tuesday, November 23, 2021 – 7:00 pm
1400 Lytle Road

- I. Call to Order
- II. Roll Call
 - a. Nomination of Chair of Planning Commission
 - b. Nomination of Secretary of Planning Commission
- III. Disposition of Minutes of Previous Meetings
 - a. Minutes of December 9, 2020
- IV. Old Business
- V. New Business
 - a. Lot Splits/Replats at 144 S. Main
 - b. Lot Split 351 Somerset Lane
 - c. Lot Split 401 Wilkerson Lane
- VI. Next Planning Commission Meeting
- VII. Adjourn

Village of Waynesville

PLANNING COMMISSION

MINUTES of MEETING December 9, 2020

7:00pm

The zoom meeting was called to order at 7:00pm followed by the Pledge of Allegiance. Roll call was made with members Chad Bridgman, Michael Logan, Andrea Hand, Bob Bowen, Zach Gallagher, Travis Hatmaker and Connie Miller present.

The minutes of September 22, 2020 had been emailed to the members of the planning commission prior to the meeting. Mr. Gallagher motioned to accept the minutes; seconded by Mr. Logan. Vote: 7 yeas.

Old Business: None

New Business: Phase III of Wayne Local Schools Elementary Project

- Mr. Pat Dubbs (659 Dayton Rd, Waynesville, OH) provided a PowerPoint overview of Phase I – bus garage, parking lot, gas/water lines, Phase II – design of the elementary school, progress, and design of the bus loading zone. He reminded the commission of the BZA variance approval received for the height of the clock tower and how the fine arts building will require a similar variance. Mr. Dubbs provided an overview of the historical façade, keeping portions of the existing 1999 elementary school providing a covered entrance, and availability to add classrooms as needed. He also showed the glass portion of the fine arts building allowing the possibility for the public to host events. Phase II construction is on track to complete by the end of March 2021.
- Mr. Logan asked about the availability of space within the glass portion of fine arts building.
- Mr. John Fabelo (LWC Architects, 434 East First St., Dayton) stated the glass portion will allow 90-110 people, while the auditorium originally 400 can hold 450 people with an arena area including bleacher and lose isle seating, and a balcony with auditorium seating.
- Ms. Hand asked about the elementary school growth availability.
- Mr. Dubbs said an analysis was completed that concluded a possible growth of 50 students over the next 10 years. They thought this was low with the wild card of Clear Creek and discussion of zoning in Lytle, so there are other options available for the future. Right now, there is availability to add six classrooms in the portion of the existing elementary wing with an estimated classroom size of 25 students (total 150 students). Mr. Dubbs displayed a view of the school that would allow additional an expansion of eight class rooms (200 students). If necessary, there is also the possibility of moving six grade back to the middle school.
- Ms. Hand asked to further understand the target completion date of March 2021.
- Mr. Dubbs explained while the school is on target for completion, there will be testing required past that date. HVAC, water lines, fire alarms, etc. They will be able to start moving storage items in April.
- Mr. Bridgman asked when the target date is to break ground.
- Mr. Dubbs said as soon as school lets out at the end of May, Monarch Construction is scheduled to begin tearing down the old school.

- With no further questions, Chief Copeland complimented on the great work so far including covering any concerns for safety. He explained the need for Phase III to acquire a height variance and will ask the BZA to approve based on the approval of the clock tower, and the fact the height is partly due to the architect meeting all requirements of the historical preservation committee. Chief also explained how phase III is an asset to the village with the water system in place helping Edwards street.
- Mr. Bridgman asked about a document on August 27, 2019 providing a list of all artifacts being saved and whether or not it had been signed. Mr. Dubbs believes it has been signed, and Chief said he would validate.
- Mr. Logan asked whether or not there was any consideration of putting the modern glass portion of the fine arts building put in the front.
- Both Mr. Dubbs and Mr. Fabelo said there was never consideration of putting the glass portion in front. There was too much feedback from the community requesting the conservation of the 1915 view. However, they showed the layout of the campus which will allow the public to clearly see the view as they enter as well as the phase II and existing middle and high school.
- Mr. Bridgman motioned to approve the current plan as presented as Option 2 contingent on BZA variance; seconded by Ms. Miller. Votes 7 yeas.

Mr. Bridgman made a motion to adjourn at 7:49pm; seconded by Mr. Logan. Vote – 7 yeas. Meeting adjourned.

Respectfully submitted,

Andrea Hand



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

Please select the permit(s) for which you are applying:

___ Sign Permit

___ Fence Permit

___ Conditional Use Permit

___ Temp Vendor's Permit

___ Shed/Garage Permit

___ Variance Request

___ Horse Drawn Vehicle Permit

___ Zoning Compliance Certificate

___ Certificate of Occupancy

___ Other _____

___ Sidewalk, Curb, Gutter, or Driveway Construction Permit

Certificate of Liability Insurance

___ Street Closure Application Begin _____ End _____

Attachments included (describe):

Location of Closure _____

MICHAEL L. Morley

OREGONIA PROPERTIES LLC

Applicant Name

Property Owner Name

2740 Corwin Rd Oregonia OH 45054

Applicant Address

Property Owner Address

937-620-7651

Applicant Phone Number

Property Owner Phone Number

oregonia.investments@gmail.com

Applicant E-Mail

Property Owner E-Mail

Waynesville - Wayne Township

Location of work to be done

Fee-A fee as stipulated by ordinance shall be paid by the applicant to cover the costs of review and reporting of the application, payable to the General Fund.

Fee Amount: \$130 Paid: \$260.00 Cash/Check# _____

Deposit Required: _____ Returned Signature: _____

I hereby certify under penalty of law the information submitted as part of this application and its attachments is true and correct.

Signature of Property Owner or Authorized Agent

Date Submitted

Action of the Zoning Officer:

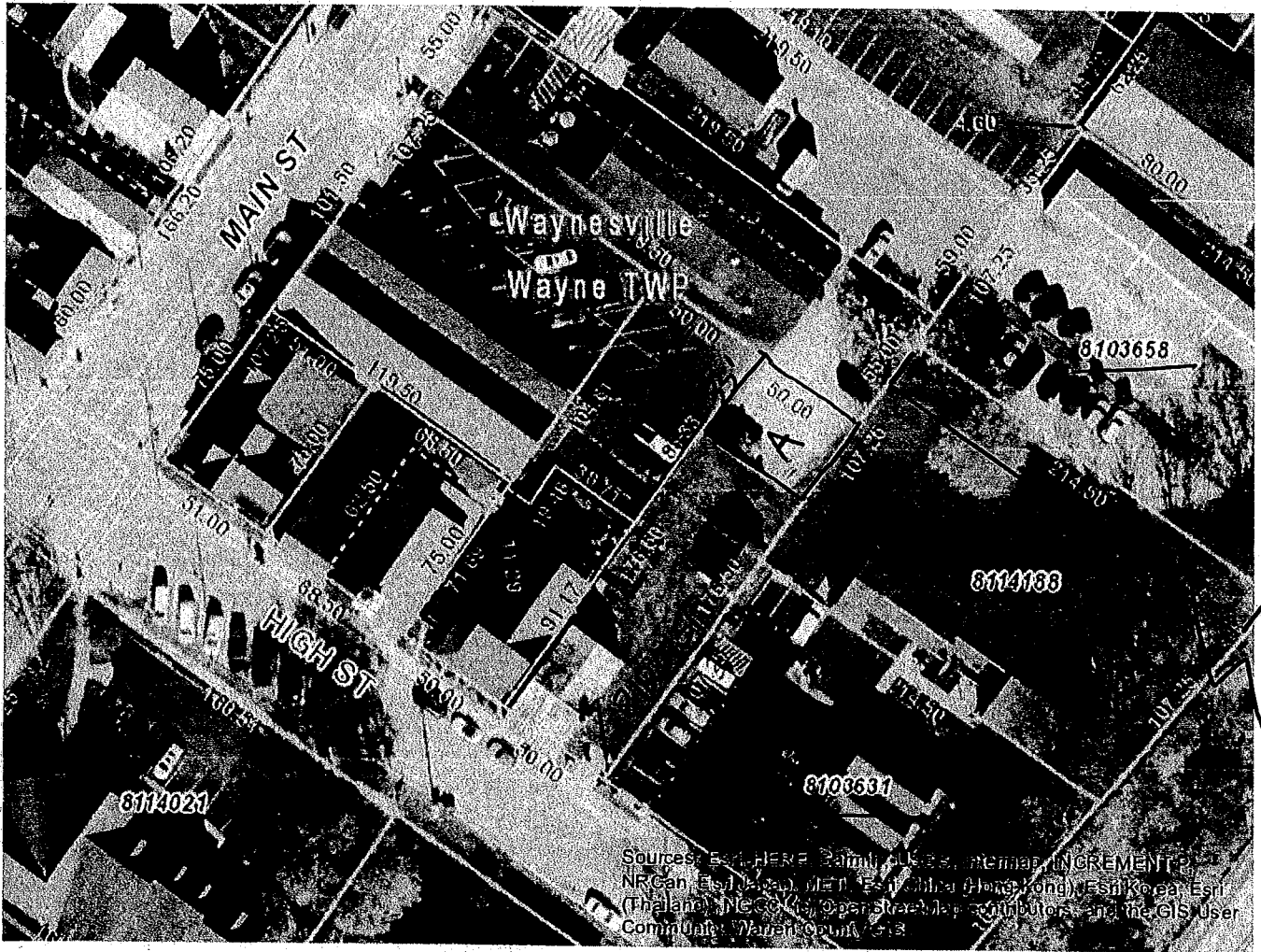
Application Approved: _____ Application Denied _____ Revise and Resubmit: _____

Date of Issuance: _____ Expiration Date: _____

Referred to Planning Commission/BZA: _____ Date: _____

Reviewed By: _____ Date: _____

Village Manager or designee



B

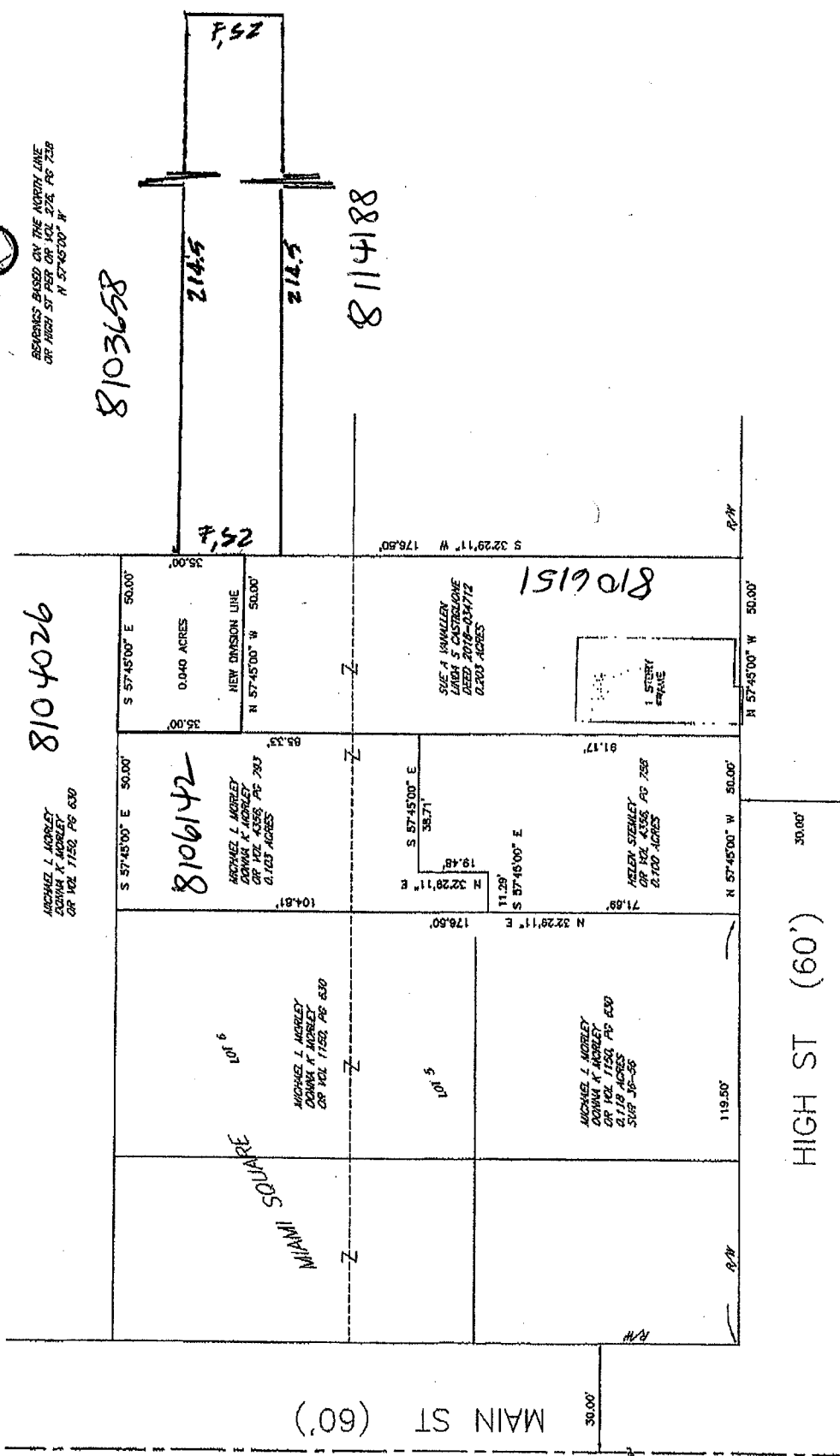
Sources: Esri, HERE, DeLorme, USGS, AeroMap, INCREMENT, NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Swisstopo, Esri, Thailand, NRCAN, Esri, Swisstopo, contributors, and the GIS User Community. Wayne County GIS

VOLUME _____ PLAT NO _____
 WARREN COUNTY ENGINEERS
 RECORD OF LAND SURVEYS /

PLAT OF SURVEY
 MICHAEL L MORLEY
 PART LOTS 5&6, MIAMI SQUARE
 SECTION 6, TOWN 4E, RANGE 4N
 VILLAGE OF WAYNESVILLE
 WARREN COUNTY, OHIO



BEARINGS BASED ON THE ADJACENT LINE
 OR 11601 ST PER DEED 228 PG 238
 OR 57-45-00" W



JUDGE ENGINEERING CO.
 11111 TOWN 4E, RANGE 4N
 VILLAGE OF WAYNESVILLE
 WARREN COUNTY, OHIO 45387
 PHONE 800-729-1411 FAX 800-729-1411

Affected parcels for conveyance.

Parcel 8106151 (House 156 High) Deeded to: Oregonia Properties, Michael L Morley

Parcel 8103631 (Apt Building 132 High) Deeded to: Oregonia Properties, Michael L Morley

Parcel 8114188 (Apt Building 132 High) Deeded to: Oregonia Properties, Michael L Morley

Parcel 8104026 (Restaurant 144 S Main) Deeded to: Big Sky VFR, Lacie Sims

Parcel 8106142 (lot) Deeded to: Big Sky VFR, Lacie Sims

Parcel 8103658 (SNL 144 S Main) Deeded to Big Sky Store N Lock, Lacie Sims

Conveyance A:

Divide 35'x50' from North side of 8106151 (Morley) and convey to 8104026 (Sims)

Survey complete, pins set only need legal description and recording to complete.

Conveyance B:

Divide 25'x 214.50' from North side of 8114188 (Morley) to 8103658 (Sims)

Survey, pins, legal description and recording – pending preliminary approval from Waynesville Zoning.

There has been some question regarding if the approval is required from the Village of Waynesville or Warren County. I am seeking preliminary approval prior to completing survey, pin & legal description. The final documentation and prints would be resubmitted for final approval.

Michael Morley 937-620-7651

Jeffrey T. Jones - Sesco Group - Professional Surveyor

1201 E. David Rd.

Kettering, OH 45429

o 937-294-1441 ext. 122

c 937-470-6222



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

Please select the permit(s) for which you are applying:

Sign Permit

Fence Permit

Conditional Use Permit

Temp Vendor's Permit

Shed/Garage Permit

Variance Request

Horse Drawn Vehicle Permit

Zoning Compliance Certificate

Certificate of Occupancy

Other LOT SPLIT

Sidewalk, Curb, Gutter, or Driveway Construction Permit

Certificate of Liability Insurance

Street Closure Application Begin _____ End _____

Attachments included (describe):

Location of Closure _____

HALEY-DUSA GROUP

Applicant Name

Property Owner Name

270 RUGOVNLY RIDGE DR. ST 203

Applicant Address

Property Owner Address

937-439-4300

Applicant Phone Number

Property Owner Phone Number

HALEYDUSA@HALDYDUSA.COM

Applicant E-Mail

Property Owner E-Mail

FRANKLIN RD, OLOSTAGU RD, SOMERSET LN

Location of work to be done

Fee-A fee as stipulated by ordinance shall be paid by the applicant to cover the costs of review and reporting of the application, payable to the General Fund.

Fee Amount: \$130⁰⁰ Paid: _____ Cash/Check# _____

Deposit Required: _____ Returned Signature: _____

I hereby certify under penalty of law the information submitted as part of this application and its attachments is true and correct.

[Signature]
Signature of Property Owner or Authorized Agent

11/15/2021
Date Submitted

Action of the Zoning Officer:

Application Approved: _____ Application Denied _____ Revise and Resubmit: _____

Date of Issuance: _____ Expiration Date: _____

Referred to Planning Commission/BZA: _____ Date: _____

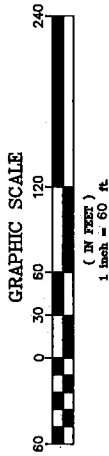
Reviewed By: _____ Date: _____

Village Manager or designee

PLAT OF SURVEY
SECTION 1, TOWN 3, RANGE 5 M.Rs.
VILLAGE OF WAYNESVILLE
WARREN COUNTY, OHIO
6.0813 ACRES

VOLUME _____ PLAT NO. _____
 WARREN COUNTY ENGINEERS
 RECORD OF LAND SURVEYS
 DEED REFERENCE _____ PAGE _____
 DEED BOOK _____

CONVEYANCE NOTE:
 PARCEL TWO IS A NON-BUILDABLE TRACT THAT IS TO BE
 CONVERTED TO THE OWNER OF THE ADJACENT PARCEL TO
 THE NORTH (LOT 10 OF VICTORIA PLACE, SEC. 1) AS PART
 OF A "7-11" TRANSFER.



BASES OF BEARINGS:
 • EAST LINE OF VICTORIA PLACE, SECTION 1-A
 P.B. 99, PAGE 49 - N311744°E

SURVEY REFERENCES:
 • ALL DEEDS, PLATS AND SURVEY RECORDS
 SHOWN ON THE FACE OF THIS SURVEY.

GENERAL NOTES:
 • UNLESS NOTED OTHERWISE, ALL MONUMENTS
 WERE FOUND OR SET IN GOOD CONDITION.
 • OCCUPATION, IN GENERAL, FITS THE SURVEY, WITH
 THE EXCEPTION OF THE FENCE SHOWN HEREON.

SYMBOL LEGEND

○	FOUND 1/2" IRON PIN
○	FOUND 5/8" IRON PIN
○	FOUND 5/8" IRON PIN W/"ODS" CAP
○	FOUND 5/8" IRON PIN W/"MARSH" CAP
○	FOUND 5/8" IRON PIN W/"MDOUGAL" CAP
○	FOUND 5/8" IRON PIN W/"NBP" CAP
○	SET 5/8" IRON PIN W/"HALEY-DUSA" CAP

LINE TABLE

LINE	BEARING	LENGTH
L1	S82°03'20"E	50.00'
L2	N5°02'15"W	51.27'
L3	S17°22'59"W	17.13'
L4	S80°25'29"E	20.11'
L5	S31°17'44"W	100.17'
L6	N27°56'40"E	100.00'
L7	S27°56'40"W	100.00'
L8	N31°17'44"E	100.17'

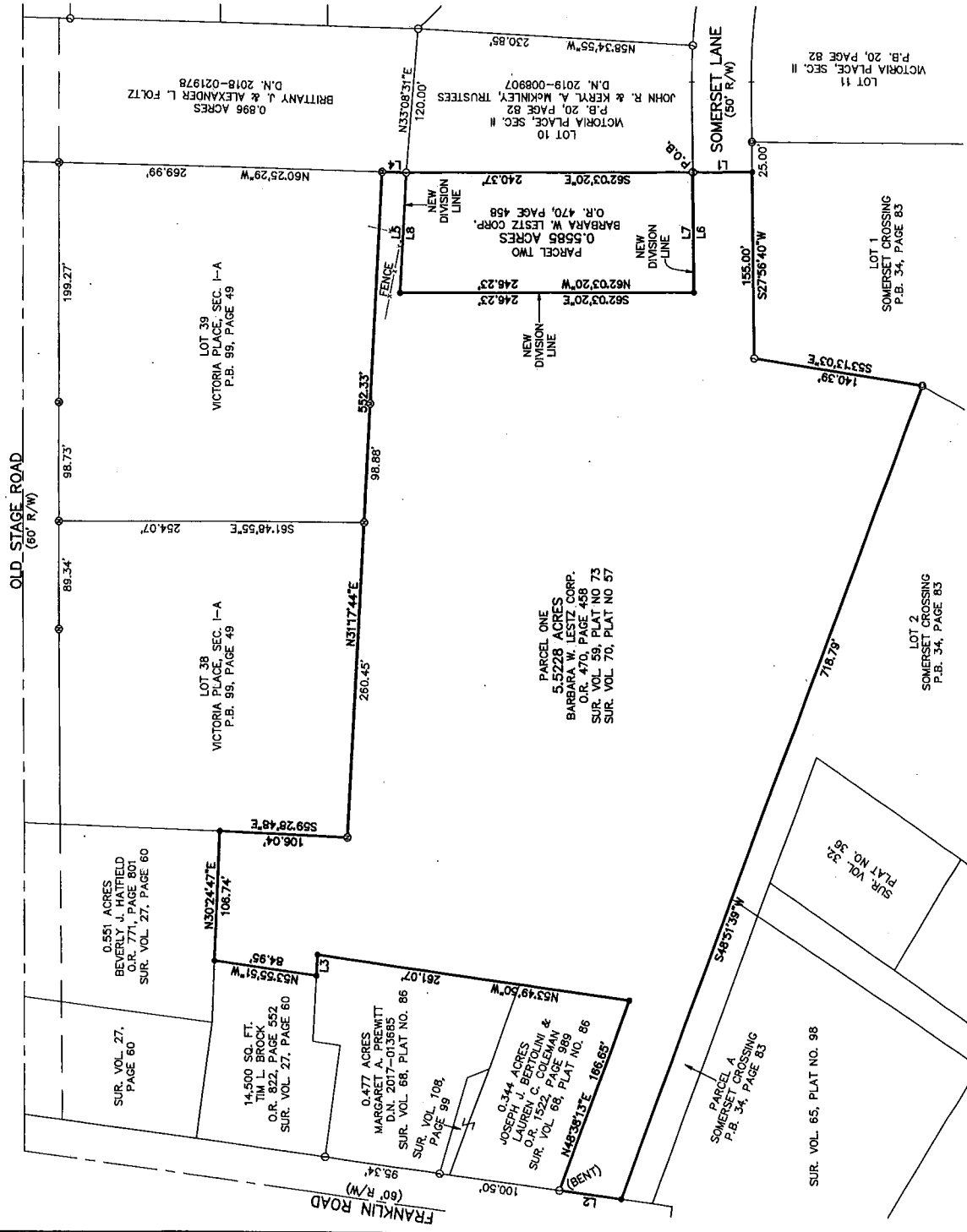
CERTIFICATION:
 I CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED IN
 ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37
 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS
 FOUND OR SET OR TO BE SET AS SHOWN HEREON.



Thomas E. Dusa
 Registered Surveyor
 Ohio License Number S-7143
 Field Survey Date: 11-10-2021

Haley-Dusa
 Engineering & Surveying Group, LLC
 270 Regency Ridge Drive, Suite 203
 Dayton, Ohio 45459
 Phone: (937) 439-4300 Fax: (937) 439-2005
 Email: haleydusa@haleydusa.com
 Website: www.haleydusa.com

Scale: 1"=60' Drawn: SEM Checked: TED
 Date: 11-11-2021 Job No. S4862



**PARCEL ONE
5.5228 ACRES
SECTION 1, TOWN 3, RANGE 5 M.Rs.
VILLAGE OF WAYNESVILLE
WARREN COUNTY, OHIO**

Situate in Section 1, Town 3, Range 5 M.Rs., Village of Waynesville, County of Warren, State of Ohio and being part of a 70.335 acre tract conveyed to Barbara W. Lestz Corp. in Official Record 470, Page 458, more particularly described as follows: (all references to deed books, official records, microfiche numbers, instrument numbers, survey records and/or plats refer to the Warren County Recorder's Office, Warren County, Ohio)

Beginning at a 5/8" iron pin with McDougal cap found at the southeast corner of Lot Number 10 of Victoria Place, Section I as recorded in Plat Book 20, Page 82 and also on the southern terminus of Somerset Lane as shown on said plat;

Thence along the southern terminus of Somerset Lane, **South 62°03'20" East** a distance of **50.00** feet to a 5/8" iron pin set on the west line of Lot 1 of Somerset Crossing as recorded in Plat Book 34, Page 83;

Thence along the west line of said Lot 1, **South 27°56'40" West** a distance of **155.00** feet to a 5/8" iron pin found at the southwest corner of said Lot 1;

Thence along the south line of said Lot 1, **South 53°13'03" East** a distance of **140.39** feet to a 5/8" iron pin with "CDS" cap found at the northwest corner of Lot 2 of said Somerset Crossing;

Thence along the west line of said Lot 2 and the west line of Parcel A of said Somerset Crossing, **South 48°51'39" West** a distance of **718.79** feet to a 5/8" iron pin set at the southwest corner of said Parcel A and on the north right-of-way line of Franklin Road;

Thence along the north right-of-way line of Franklin Road, **North 54°02'15" West** a distance of **51.27** feet to a 1/2" bent iron pin found at the southeast corner of a 0.344 acre tract conveyed to Joseph J. Bertolini and Lauren C. Coleman in Official Record 1522, Page 989;

Thence along the east line of said 0.344 acre tract, **North 48°38'13" East** a distance of **166.65** feet to a 5/8" iron pin set at the northeast corner of said 0.344 acre tract;

Thence along the north line of said 0.344 acre tract and along the north line of a 0.477 acre tract conveyed to Margaret A. Prewitt in Document Number 2017-013685, **North 53°49'50" West** a distance of **261.07** feet to a 5/8" iron pin set at the northwest corner of said 0.477 acre tract;

PAGE TWO

Thence along the west line of said 0.477 acre tract, **South 31°22'59" West** a distance of **17.13** feet to a 5/8" iron pin set at the northeast corner of a 14,500 square foot tract conveyed to Tim L. Brock in Official Record 822, Page 552;

Thence along the north line of said Brock tract, **North 53°55'51" West** a distance of **84.95** feet to a 5/8" iron pin set at the northwest corner of said Brock tract and on the east line of a 0.551 acre tract conveyed to Beverly J. Hatfield in Official Record 771, Page 801;

Thence along the east line of said 0.551 acre tract, **North 30°24'47" East** a distance of **106.74** feet to a 5/8" iron pin set at the northeast corner of said 0.551 acre tract and on the south line of Lot Number 38 of Victoria Place, Section I-A as recorded in Plat Book 99, Page 49;

Thence along the south line of said Lot 38, **South 59°28'48" East** a distance of **106.04** feet to a 5/8" iron pin with "NBP" cap found at the southeast corner of said Lot 38;

Thence along the east line of said Lot 38 and the east line of Lot Number 39 of said Victoria Place, Section I-A, **North 31°17'44" East**, passing a 5/8" iron pin with "NBP" cap found at the northeast corner of said Lot 38 at 260.45 feet and passing a 5/8" iron pin with "Marsh" cap found at 359.33, a total distance of **552.33** feet to a 5/8" iron pin with "Marsh" cap found at the northeast corner of said Lot 39 and on the south line of a 0.896 acre tract conveyed to Brittany J. and Alexander L. Foltz in Document Number 2018-021978;

Thence along the south line of said 0.896 acre tract, **South 60°25'29" East** distance of **20.11** feet to a 1/2" iron pin found at the southeast corner of said 0.896 acre tract and at the southwest corner of said Lot 10;

Thence along new division lines the following three courses:

- 1) **South 31°17'44" West** a distance of **100.17** feet to a 5/8" iron pin set;
- 2) **South 62°03'20" East** a distance of **246.23** feet to a 5/8" iron pin set;
- 3) **North 27°56'40" East** a distance of **100.00** feet to the place of beginning.

Containing **5.5228** acres, more or less.

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

PAGE THREE

Basis of Bearings: east line of Victoria Place, Section I-A
Plat Book 99, Page 49 – North $31^{\circ}17'44''$ East

A (5/8" iron pin set) refers to a 30" long rebar with a plastic identification cap stamped "Haley-Dusa S-7143".

This description is based upon a field survey conducted under the supervision of Thomas E. Dusa, Registered Surveyor, Ohio License Number S-7143, on November 10, 2021 as filed in Warren County Engineer's Office Record of Land Surveys, Survey Record Volume_____, Plat No._____.

Haley-Dusa Engineering & Surveying Group, LLC

Thomas E. Dusa
Registered Surveyor
Ohio License Number S-7143

November 12, 2021
Job # S4862

PARCEL TWO
0.5585 ACRES
SECTION 1, TOWN 3, RANGE 5 M.Rs.
VILLAGE OF WAYNESVILLE
WARREN COUNTY, OHIO

Situate in Section 1, Town 3, Range 5 M.Rs., Village of Waynesville, County of Warren, State of Ohio and being part of a 70.335 acre tract conveyed to Barbara W. Lestz Corp. in Official Record 470, Page 458, more particularly described as follows: (all references to deed books, official records, microfiche numbers, instrument numbers, survey records and/or plats refer to the Warren County Recorder's Office, Warren County, Ohio)

Beginning at a 5/8" iron pin with McDougal cap found at the southeast corner of Lot Number 10 of Victoria Place, Section I as recorded in Plat Book 20, Page 82 and also on the southern terminus of Somerset Lane as shown on said plat;

Thence along new division lines the following three courses:

- 1) **South 27°56'40" West** a distance of **100.00** feet to a 5/8" iron pin set;
- 2) **North 62°03'20" West** a distance of **246.23** feet to a 5/8" iron pin set;
- 3) **North 31°17'44" East** a distance of **100.17** feet to a 1/2" iron pin found at the southwest corner of said Lot 10;

Thence along the south line of said Lot 10, **South 62°03'20" East** a distance of **240.37** feet to the place of beginning.

Containing **0.5585** acres, more or less.

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

Basis of Bearings: east line of Victoria Place, Section I-A
Plat Book 99, Page 49 – North 31°17'44" East

This is a non-buildable tract that is to be conveyed to the owner of the adjacent parcel to the north (Lot 10 of Victoria Place, Section II) as part of a "7-11" transfer.

A (5/8" iron pin set) refers to a 30" long rebar with a plastic identification cap stamped "Haley-Dusa S-7143".

PAGE TWO

This description is based upon a field survey conducted under the supervision of Thomas E. Dusa, Registered Surveyor, Ohio License Number S-7143, on November 10, 2021 as filed in Warren County Engineer's Office Record of Land Surveys, Survey Record Volume _____, Plat No. _____.

Haley-Dusa Engineering & Surveying Group, LLC

**Thomas E. Dusa
Registered Surveyor
Ohio License Number S-7143**

**November 12, 2021
Job # S4862**



VILLAGE OF WAYNESVILLE, OHIO

PERMITS AND APPLICATIONS

RECEIPT # _____

FILE _____

Please select the permit(s) for which you are applying:

___ Sign Permit

___ Fence Permit

___ Conditional Use Permit

___ Temp Vendor's Permit

___ Shed/Garage Permit

___ Variance Request

___ Horse Drawn Vehicle Permit

___ Zoning Compliance Certificate

___ Certificate of Occupancy

Other: LOTSPLIT

___ Sidewalk, Curb, Gutter, or Driveway Construction Permit

Certificate of Liability Insurance

___ Street Closure Application Begin _____ End _____

Attachments included (describe):

Location of Closure _____

LEMA INVESTMENT CO, LLP
Applicant Name

JAMES / ELLEN
FIELDS
Property Owner Name

401 WILKERSON CN, WAYNESVILLE
Applicant Address

Property Owner Address

(513) 290-8390
Applicant Phone Number

ATTN PHONE : 513 897-0500
Property Owner Phone Number

Applicant E-Mail
AT ABOVE ADDRESS

Property Owner E-Mail
RICHARDSLAW@EARTHINK.NET

Location of work to be done _____

Fee-A fee as stipulated by ordinance shall be paid by the applicant to cover the costs of review and reporting of the application, payable to the General Fund.

Fee Amount: _____ Paid: _____ Cash/Check# _____

Deposit Required: _____ Returned Signature: _____

I hereby certify under penalty of law the information submitted as part of this application and its attachments is true and correct.

(JEFF ROMADS)
Signature of Property Owner or Authorized Agent

11-8-21
Date Submitted

Action of the Zoning Officer:

Application Approved: _____ Application Denied _____ Revise and Resubmit: _____

Date of Issuance: _____ Expiration Date: _____

Referred to Planning Commission/BZA: _____ Date: _____

Reviewed By: _____ Date: _____

Village Manager or designee

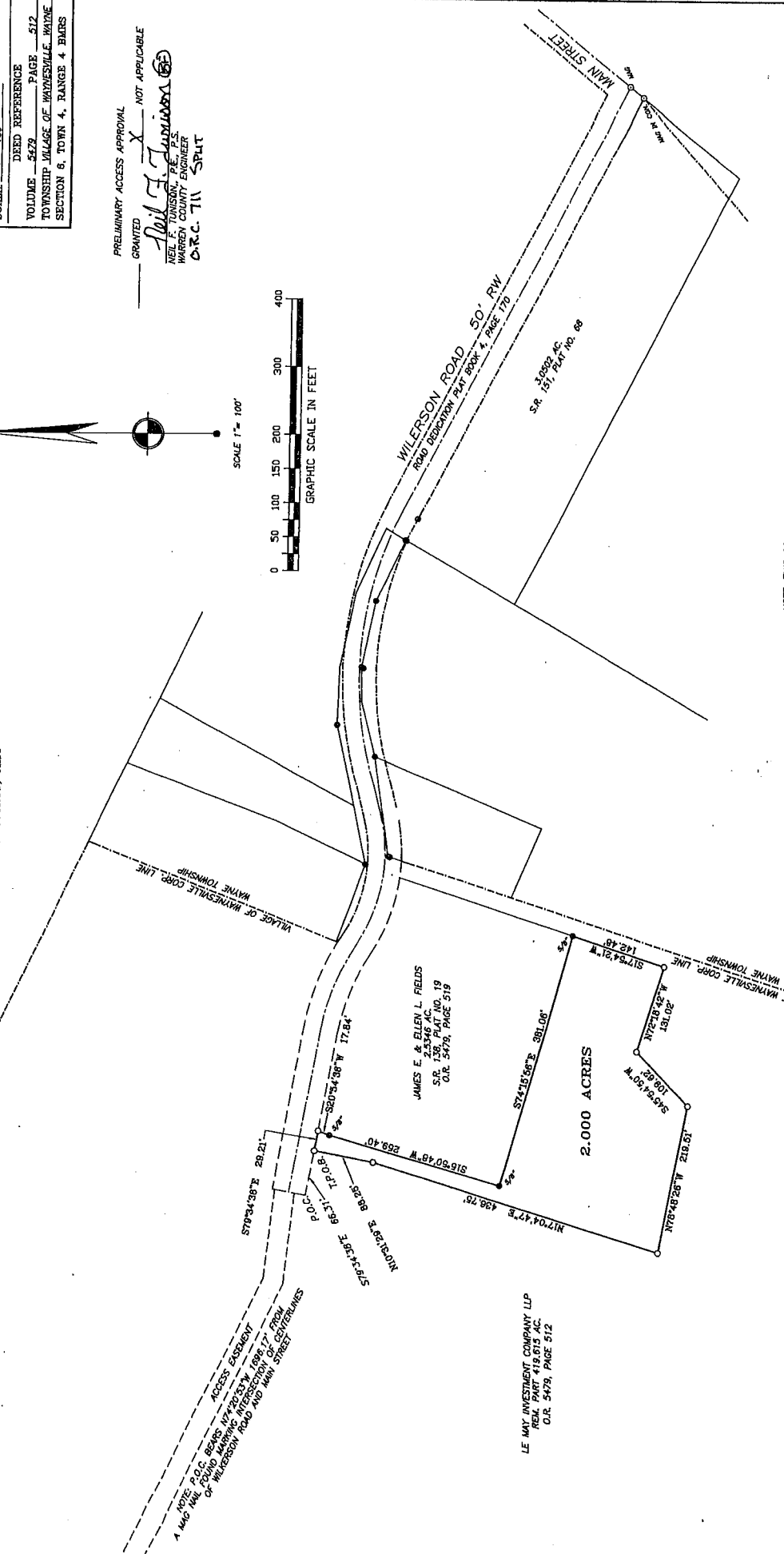
WARREN COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 VOLUME 152 PLAT NO. 74
 DATE 10-10-2020
 SCALE 1" = 100'

DEED REFERENCE
 VOLUME 5479 PAGE 512
 TOWNSHIP VILLAGE OF WAYNESVILLE, WAYNE
 SECTION 6, TOWN 4, RANGE 4 B.M.S.

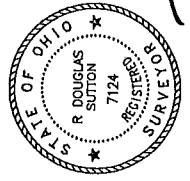
PRELIMINARY ACCESS APPROVAL
 GRANTED X NOT APPLICABLE
 WILSON, JONSON, P.E., P.S.
 WARREN COUNTY ENGINEER
 O.R.C. 111 SP11



SURVEY PLAT OF PART OF THE LANDS OF
 LE MAY INVESTMENT COMPANY, L.P.
 LOCATED IN SECTION 6, TOWN 4, RANGE 4 B.M.S.
 VILLAGE OF WAYNESVILLE, WAYNE TOWNSHIP
 WARREN COUNTY, OHIO



NOTE: THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LAND OWNERS. THIS PARCEL IS NOT TO BE
 RECORDED WITHOUT APPROVAL OF THE PLANNING AUTHORITY HAVING JURISDICTION.



R. Douglas Sutton
 R. DOUGLAS SUTTON
 CHD PROFESSIONAL SURVEYOR 7124

- GENERAL NOTES:
1. For monuments found or set, refer to the "Monument Legend".
 2. All monuments are in good condition unless otherwise shown on plan.
 3. Deed volumes and survey records as noted on this plat were used as pertinent documents and sources of data as a basis for carrying out the work for this plat of survey.
 4. In general, occupation fits survey as depicted on this drawing.
 5. Wilkerson Road right of way was established based upon the Road Dedication Plat (Plat Book 4, Page 170) and the survey as filed in S.R. 151, Plat No. 66 of the Warren County Engineer's Record of Land Surveys.

MONUMENT LEGEND —
 — Top of concrete cap
 — Top of plastic cap
 — Top of iron pipe
 — Top of stone
 — Top of aluminum
 — Top of wood post

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances The combined scale factor is 0.999997632. To obtain ground distances divide the Grid Distances by this factor. Monuments found or set are in good condition unless otherwise labeled. Plans & Survey records as noted on drawing are correct for this survey.

JOB NO. 2020/20547
 DATE: OCTOBER 2020

EXHIBIT "A"
(1)

Located in Section 6, Town 4, Range 4 B.M.R.S., Village of Waynesville, Wayne Township, Warren County, Ohio, and being part of an original 419.615 acre tract as conveyed by deed to Le May Investment Company LLP as recorded in Volume 5479, Page 512 of the Warren County Official Records and being more particularly described as follows:

Commencing for reference at the southwesterly corner of the terminus of Wilkerson Road as denoted in Plat Book 4, Page 170 of the Plat Records of Warren County, Ohio, said point also bears N 74°20'53" W 1696.17' from a mag nail found marking the intersection of the centerlines of Wilkerson Road and Main Street;

thence with the south margin of Wilkerson Road S 79°34'38" E 66.31' to an iron pin set marking the True Point of Beginning for this tract herein described;

thence continuing with the last mentioned course S 79°34'38" E 29.21' to an iron pin set at the northwesterly corner of James E. & Ellen L. Fields' 2.5346 acre tract (Official Record 5479, Page 519);

thence with the lines of said Fields' 2.5346 acre along the following (3) courses:

S 20°54'36" W 17.84' to a 5/8" iron pin found; thence

S 15°50'48" W 259.40' to a 5/8" iron pin found; thence

S 74°15'56" E 381.06' to a 5/8" iron pin found;

thence by new division lines through the Grantor's lands along the following (6) courses:

S 17°54'21" W 142.48' to an iron pin set; thence

N 72°18'42" W 131.02' to an iron pin set; thence

S 45°54'50" W 109.62' to an iron pin set; thence

N 78°48'26" W 219.51' to an iron pin set; thence

N 17°04'47" E 436.75' to an iron pin set; thence

N 10°31'29" E 88.25' to the True Point of Beginning containing 2.000 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in October, 2020.

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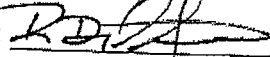
Legal description of 2.000 acres of land

This conveyance is a transfer between adjoining land owners. This parcel is not to be conveyed separately from the adjoining 2.5346 acre tract (Official Record 5479, Page 519), without the approval of the planning authority having jurisdiction.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.9999097632. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Filed in Volume 152, Plat No. 74 of the Warren County Engineer's Record of Land Surveys.

Prepared by: 
R. Douglas Sutton, P.S.
Ohio Professional Surveyor

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