



# REINKE & ASSOCIATES

ENGINEERING/LAND PLANNING/SURVEYING

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August 8, 1996

## LEGAL DESCRIPTION SPRINGBROOKE CONDOMINIUM, PHASE ONE

Located in Section 13, Town 2, Range 6 MRs, City of Centerville, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at a point in the northeast corner of Pelbrook Farm Drive in Pelbrook Farm, Section Three as recorded in Plat Book 97, Page 12, in the Plat Records of Montgomery County, Ohio, said point also being in the centerline of State Route 725:

thence along the east line of said Pelbrook Farm Drive in Pelbrook Farm, Section Three, South seventeen degrees fifty eight minutes ten seconds ( $17^{\circ}58'10''$ ) West, a distance of sixty and 00/100 (60.00) feet to the south right of way line of said S.R. 725, said point also being the True Point of Beginning;

thence along the south right of way line of said S.R. 725 South seventy two degrees one minute fifty seconds ( $72^{\circ}01'50''$ ) East, a distance of six hundred seventy four and 73/100 (674.73) feet to a point in the west line of land conveyed to James G. Karras, et al., Family Trust as recorded in M.F. #93-0636-A01, A07, B01 and M.F. #83-0201-D03, all in the Deed Records of Montgomery County, Ohio;

thence along the west line of said Karras et al. land, South seventeen degrees fifty eight minutes ten seconds ( $17^{\circ}58'10''$ ) West, a distance of two hundred eleven and 52/100 (211.52) feet;

thence on a new dividing line the following twenty six (26) courses:

1. North seventy two degrees one minute fifty seconds ( $72^{\circ}01'50''$ ) West, a distance of forty and 91/100 (40.91) feet;
2. North forty eight degrees twenty seven minutes thirty nine seconds ( $48^{\circ}27'39''$ ) West, a distance of one hundred sixty four and 14/100 (164.14) feet;

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3. North seventy five degrees twenty minutes six seconds (75°20'06") West, a distance of one hundred thirty and 13/100 (130.13) feet;
4. North twenty six degrees thirty four minutes twenty five seconds (26°34'25") West, a distance of ninety eight and 01/100 (98.01) feet;
5. North fifty seven degrees forty nine minutes nineteen seconds (57°49'19") West, a distance of one hundred fifty seven and 38/100 (157.38) feet;
6. South fifty five degrees twenty six minutes fifty two seconds (55°26'52") West, a distance of one hundred nineteen and 76/100 (119.76) feet;
7. South twenty degrees fourteen minutes thirteen seconds (20°14'13") West, a distance of forty three and 26/100 (43.26) feet;
8. South fifty eight degrees fifty one minutes thirty three seconds (58°51'33") East, a distance of one hundred twenty six and 31/100 (126.31) feet;
9. on a curve to the right with a radius of one hundred thirty nine and 00/100 (139.00) feet with an interior angle of sixty four degrees fifty six minutes fifteen seconds (64°56'15"), an arc distance of one hundred fifty seven and 54/100 (157.54) feet; chord bears, South twenty six degrees twenty three minutes twenty five seconds (26°23'25") East, a chord distance of one hundred forty nine and 24/100 (149.24) feet;
10. South six degrees four minutes forty two seconds (6°4'42") West, a distance of eighty four and 41/100 (84.41) feet;
11. on a curve to the left with a radius of one hundred eleven and 00/100 (111.00) feet with an interior angle of sixty degrees two minutes fifty four seconds (60°02'54"), an arc distance of one hundred sixteen and 33/100 (116.33) feet; chord bears, South twenty three degrees fifty six minutes forty five seconds (23°56'45") East, a chord distance of one hundred eleven and 08/100 (111.08) feet;



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12. South fifty three degrees fifty eight minutes twelve seconds ( $53^{\circ}58'12''$ ) East, a distance of twelve and  $49/100$  (12.49) feet;
13. North thirty six degrees one minute forty eight seconds ( $36^{\circ}01'48''$ ) East, a distance of twenty and  $11/100$  (20.11) feet;
14. on a curve to the left with a radius of forty and  $00/100$  (40.00) feet with an interior angle of thirty degrees zero minutes zero seconds ( $30^{\circ}00'00''$ ), an arc distance of twenty and  $94/100$  (20.94) feet; chord bears, North twenty one degrees one minute forty eight seconds ( $21^{\circ}01'48''$ ) East, a chord distance of twenty and  $71/100$  (20.71) feet;
15. North six degrees one minute forty eight seconds ( $06^{\circ}01'48''$ ) East, a distance of ten and  $57/100$  (10.57) feet;
16. on a curve to the right with a radius of eighty five and  $00/100$  (85.00) feet with an interior angle of twenty seven degrees fifty six minutes twenty two seconds ( $27^{\circ}56'22''$ ), an arc distance of forty one and  $45/100$  (41.45) feet; chord bears, North nineteen degrees fifty nine minutes fifty nine seconds ( $19^{\circ}59'59''$ ) East, a chord distance of forty one and  $04/100$  (41.04) feet;
17. North thirty three degrees fifty eight minutes ten seconds ( $33^{\circ}58'10''$ ) East, a distance of forty four and  $00/100$  (44.00) feet;
18. on a curve to the left with a radius of forty and  $00/100$  (40.00) feet with an interior angle of twenty two degrees forty two minutes thirty nine seconds ( $22^{\circ}42'39''$ ), an arc distance of fifteen and  $86/100$  (15.86) feet; chord bears North twenty two degrees thirty six seconds fifty one minutes ( $22^{\circ}36'51''$ ) East, a chord distance of fifteen and  $75/100$  (15.75) feet;
19. South sixty four degrees fifteen minutes fifty seconds ( $64^{\circ}15'50''$ ) East, a distance of forty one and  $37/100$  (41.37) feet;

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20. South fifty three degrees fifty eight minutes twelve seconds ( $53^{\circ}58'12''$ ) East, a distance sixty eight and 16/100 (68.16) feet;

21. on a curve to the left with a radius of twenty and 00/100 (20.00) feet with an interior angle of sixty degrees zero minutes zero seconds ( $60^{\circ}00'00''$ ), an arc distance of twenty and 94/100 (20.94) feet; chord bears South eighty three degrees fifty eight minutes twelve seconds ( $83^{\circ}58'12''$ ) East, a chord distance of twenty and 00/100 (20.00) feet;

22. North sixty six degrees one minute forty eight seconds ( $66^{\circ}01'48''$ ) East, a distance of nine and 17/100 (9.17) feet;

23. on a curve to the left with a radius of forty and 00/100 (40.00) feet with an interior angle of thirty eight degrees eight minutes fifty one seconds ( $38^{\circ}08'51''$ ), an arc distance of twenty six and 63/100 (26.63) feet; chord bears North forty six degrees fifty seven minutes twenty two seconds ( $46^{\circ}57'22''$ ) East, a chord distance of twenty six and 14/100 (26.14) feet;

24. South sixty two degrees seven minutes three seconds ( $62^{\circ}07'03''$ ) East, a distance of twenty and 00/100 (20.00) feet;

25. South thirty four degrees fifty five minutes twenty four seconds ( $34^{\circ}55'24''$ ) East, a distance of fifty five and 69/100 (55.69) feet;

26. South thirty seven degrees twenty seven minutes forty five degrees ( $47^{\circ}27'45''$ ) East, a distance of fifty one and 69/100 (51.69) feet to a point on the west line of said Karras et al land;

thence along the west line of said Karras et al. land, South forty two degrees thirty two minutes fifteen seconds ( $42^{\circ}32'15''$ ) West, a distance of one hundred five and 83/100 (105.83) feet;

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thence on a new dividing line the following fourteen (14) courses:

1. North sixty one degrees thirty five minutes twenty eight seconds (61°35'28") West, a distance of one hundred nine and 85/100 (109.05) feet;
2. North twenty eight degrees seventeen minutes zero seconds (28°17'00") East, a distance of fifty and 46/100 (50.46) feet;
3. North sixteen degrees thirty two minutes forty seconds (16°32'40") East, a distance of thirty one and 27/100 (31.27) feet;
4. on a curve to the right with a radius of forty and 00/100 (40.00) feet with an interior angle of nineteen degrees twenty nine minutes eight seconds (19°29'08"), an arc distance of thirteen and 60/100 (13.60) feet; chord bears North sixty three degrees forty two minutes forty six seconds (63°42'46") West, a chord distance of thirteen and 54/100 (13.54) feet;
5. North fifty three degrees fifty eight minutes twelve seconds (53°58'12") West, a distance of sixty six and 36/100 (66.36) feet;
6. North sixty four degrees fifteen minutes fifty seconds (64°15'50") West, a distance of nineteen and 12/100 (19.12) feet;
7. South thirty three degrees fifty eight minutes ten seconds (33°58'10") West, a distance of forty two and 58/100 (42.58) feet;
8. on a curve to the left with a radius of sixty five and 00/100 (65.00) feet with an interior angle of twenty seven degrees fifty six minutes twenty two seconds (27°56'22"), an arc distance of thirty one and 70/100 (31.70) feet; chord bears South nineteen degrees fifty nine minutes fifty nine seconds (19°59'59") West, a chord distance of thirty one and 38/100 (31.38) feet;
9. South six degrees one minute forty eight seconds (06°01'48") West, a distance of ten and 57/100 (10.57) feet;

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10. on a curve to the left with a radius of sixty and 00/100 (60.00) feet with an interior angle of thirty degrees zero minutes zero seconds (30°00'00"), an arc distance of thirty one and 42/100 (31.42) feet; chord bears South twenty one degrees one minute forty eight minutes (21°01'48") West, a chord distance of thirty one and 06/10 (31.06) feet;

11. South thirty six degrees one minute forty eight seconds (36°01'48") West, a distance of forty eight and 11/100 (48.11) feet;

12. North fifty three degrees fifty eight minutes twelve seconds (53°58'12") West, a distance of thirty two and 49/100 (32.49) feet;

13. on a curve to the right with a radius of one hundred thirty nine and 00/100 (139.00) feet with an interior angle of thirty five degrees fifty four minutes fifty eight seconds (35°54'58"), an arc distance of eighty seven and 13/100 (87.13) feet; chord bears North thirty six degrees zero minutes forty three seconds (36°00'43") West, a chord distance of eighty five and 71/100 (85.71) feet;

14. North eighty nine degrees forty minutes twenty seconds (89°40'20") West, a distance of one hundred forty one and 42/100 (141.42) feet, to a point on the east line of La Chapelle in Centerville, as recorded in Plat Book 157, Page 28, in the Plat Records of Montgomery County, Ohio;

thence following the east line of said La Chapelle of Centerville, North zero degrees nineteen minutes forty seconds (00°19'40") East, a distance of fifty one and 85/100 (51.85) feet;

thence on a new dividing line the following five (5) courses:

1. South eighty nine degrees forty minutes twenty seconds (89°40'20") East, a distance of one hundred thirty four and 56/100 (134.56) feet;

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2. on a curve to the right with a radius of one hundred thirty nine and 00/100 (139.00) feet with an interior angle of two degrees twenty six minutes thirty two seconds (02°26'32"), an arc distance of five and 93/100 (5.93) feet; chord bears North four degrees fifty one minutes twenty six seconds (04°51'26") East, a chord distance of five and 92/100 (5.92) feet;

3. North six degrees four minutes forty two seconds (06°04'42") East, a distance of forty six and 49/100 (46.49) feet;

4. North eighty three degrees fifty five minutes eighteen seconds (83°55'18") West, a distance of thirty two and 33/100 (32.33) feet;

5. North seventy two degrees one minute fifty seconds (72°01'50") West, a distance of eighty nine and 37/100 (89.37) feet to a point on the East line of said La Chapelle of Centerville;

thence following the east line of said La Chapelle of Centerville, North seventeen degrees fifty eight minutes ten seconds (17°58'10") East, a distance of twenty two and 65/100 (22.65) feet to a northeast corner of Lot 18 in said La Chapelle of Centerville;

thence on a new dividing line the following four (4) courses:

1. North sixty three degrees forty three minutes forty three seconds (63°43'43") East, a distance of one hundred twelve and 97/100 (112.97) feet;

2. on a curve to the left with a radius of one hundred eleven 00/100 (111.00) feet with an interior angle of thirty degrees seventeen minutes nineteen seconds (30°17'19"), an arc distance of fifty eight and 68/100 (58.68) feet; chord bears North forty three degrees forty two minutes fifty three seconds (43°42'53") West, a chord distance of fifty eight and 00/100 (58.00) feet;

3. North fifty eight degrees fifty one minutes thirty three seconds (58°51'33") West, a distance on ninety four and 72/100 (94.72) feet;

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4. North seventy two degrees one minute fifty seconds (72°01'50") West, a distance of ninety six and 60/100 (96.60) feet to a point in the east line of said Pelbrook Farm, Section Three;

thence following the east line of said Pelbrook Farm Drive in said Pelbrook Farm, Section Three, the following two (2) courses:

1. North seventeen degrees fifty eight minutes ten seconds (17°58'10") East, a distance of two hundred two and 56/100 (202.56) feet;

2. on a curve to the right with a radius of fifteen and 00/100 (15.00) feet with an interior angle of ninety degrees zero minutes zero seconds (90°00'00"), an arc distance of twenty three and 56/100 (23.56) feet; chord bears North sixty two degrees fifty eight minutes ten seconds (62°58'10") East, a chord distance of twenty one and 21/100 (21.21) feet to the true point of beginning, containing 3.3340 acres, more or less, subject, however, to all legal highways, easements, and restrictions of record.

- NOTE:
1. The within description is based on a field survey by Reinke and Associates, Inc. on Aug. 7, 1996.
  2. The above described tract of land is part of that land conveyed to Tamarron Corporation by deed recorded in microfiche #95-0091-D02, in the Deed Records of Montgomery County, Ohio.

REINKE AND ASSOCIATES, INC.

By Franklin K. Wright III Date 8/8/96  
Franklin K. Wright, III, P.E., P.L.S.  
Ohio Surveyor #6769  
Ohio Engineer #39113

**REINKE** ENGINEERS  
ASSOCIATES 999 Congress  
DEED 96-0571 C89 14-978