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BURKHARDTINC.COM

**FIVE RIVERS METROPARKS  
PUBLIC PARK TRACT - 5.148 ACRES**

Situate in Section 24, Town 4, Range 5, East, City of Dayton, Montgomery County, Ohio and being the area labeled as a "Public Park" on the Sherwood Park Plat as recorded in Plat Book S, Page 26 and being part of the 72.12 acres property as conveyed to J.W. Rowlette by deed recorded in Deed Book 594, Page 409 of the Montgomery County Deed Records; said "Public Park" tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with Burkhardt cap set on the southeast corner of Lot 13 of the Mumma Subdivision as recorded in Plat Book B, Page 114, said pin lying on the northerly line of the railroad right-of-way and also being the True Place of Beginning;

Thence from said True Place of Beginning, along the east line of said Lot 13 and the east line of a parcel as conveyed to Five Rivers Metroparks in I.R. Deed 21-090612, N 00° 44' 17" W, passing a 5/8 inch iron pin with Burkhardt cap set at 327.19 feet, for a total distance of 418.64 feet to a 5/8 inch iron pin with Burkhardt cap set on the right-of-way intersection of the west line of Hickorydale Drive (25' R/W) and the south line of W. Riverview Avenue (60' R/W);

Thence with the south right-of-way line of W. Riverview Avenue, S 49° 51' 17" E, 964.01 feet to a 5/8" iron pin with Burkhardt cap set in the west line of 45.7335 acre parcel as conveyed to Five Rivers Metroparks in I.R. Deed 18-050864;

Thence with said the west line, S 00° 25' 50" W, 195.55 feet to a 5/8" inch iron pin with Burkhardt cap set in the northerly railroad right-of-way line;

Thence with said railroad right-of-way line, N 61° 22' 26" W, 831.70 feet to the true place of beginning, containing 5.148 acres, more or less, subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey performed in March through July 2022, under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101. As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2022, Page 0274.

Basis of Bearing: Bearings are based on the west right-of-way line of Hickorydale Drive taken from the State Plane Coordinate System, NAD83(2011) adjustment, Geoid18, Ohio South Zone, O.D.O.T VRS/CORS network (bearing N 00° 44' 17" W)

Prior Deed Reference: Deed Book 594, Page 409

A handwritten signature in blue ink, appearing to read "Michael A. Novean", is written over the printed name and company information.

Michael A. Novean, PLS No. 8101

**BURKHARDT ENGINEERING COMPANY**

**PHONE: 937-388-0060**

Project # 21.350



PAUL W. GRUNER, P.E., P.S.  
MONTGOMERY COUNTY ENGINEER  
APPROVED FOR POINT OF BEGINNING,  
ACREAGE AND CLOSURE ONLY  
DATE 8/2/2022 FILE NO. 2022-0274  
BY Wagner B. Tol