



A 28 North Cherry Street
Germantown, OH 45327

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TRACT A -Legal Description - 2.481 Acres

D.V./33
H33 00416 0047

Situate in Section 23, Town 4, Range 5E., City of Trotwood, Montgomery County, Ohio and being part of an 8.054 acre tract of land conveyed to City of Trotwood by deed recorded in I.R. Deed #08-001939 of the Montgomery County Deed Records said tract being more particularly described as follows:

Commencing at a mag nail found, said mag nail being the northwest corner of Section 23 (SC0212) and being on the centerline of Olive Road (R/W Varies);

Thence along the west line of said Section 23, also along said centerline of Olive Road, S 00° 43' 44" W, 1722.87 feet to a mag nail set, said mag nail being the northwest corner of said parent tract, also being the on said centerline of Olive Road and west line of said Section 23, and referenced by a 5/8" iron pin found, S 89° 27' 43" E, 45.00 feet, said iron pin being on the East (90' R/W) line of said Olive Road;

Thence continuing with the west line of said Section 23 and said parent tract, also with said centerline of Olive Road, S 00° 43' 44" W, 497.08 feet to a mag nail set, said mag nail being at the True Place of Beginning for the herein described tract;

Thence leaving said west line of said Section 23, said parent tract, and centerline of said Olive Road and with a new division line, S 89° 22' 15" E, passing a mag nail set at 30.00 feet, said mag nail being on the east (46.5' R/W) line on said Olive Road, also a iron pin set at 488.58 feet, said iron pin being on the west line of Lot 4 of Trotwood Industrial Park Section II in Plat Book 209, Page 17;

Thence with the west line of said Lot 4, S 00° 34' 15" W, 73.00 feet to a point, said point referenced by a 5/8" iron pin found with a Burkhardt Cap, S 05° 15' 02" 0.22 feet from point, said point being the southwest corner of said Lot 4;

Thence with the south line of said Lot 4, S 89° 22' 15" E, 416.26 feet to a point, said point referenced by a 5/8" iron pin found with a Burkhardt Cap S 10° 38' 43" W, 0.38 feet, said point being the southeast corner of said Lot 4 and being on west line of Parcel Fourteen as conveyed to Trotwood Community Improvement Corporation by deed I.R. Deed 22-002486, also witnessed by a 5/8" iron pin found, N 00° 33' 56" E, 550.97 feet, said iron pin being the northwest corner of said Parcel Fourteen;

Thence leaving said Lot 4 and with the west line of said Parcel Fourteen, S 00° 33' 56" W, 80.00 feet to a point, said point witnessed by a 1.25" pipe found on line, N 00° 33' 56" E, 0.87 feet from said point, said point being the southwest corner of said Parcel Fourteen, and being on the north



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ENGINEERS • SURVEYORS

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line of Lot 84999 as conveyed to Jackson Farms in Plat Book 230, Page 78, also on the corporation line of the City of Trotwood and the City of Dayton;

Thence leaving said Parcel Fourteen and with the north line of said Lot 84999, and said corporation line, N 89° 22' 15" W, passing a point at 864.27 feet, said point being on the east (R/W Varies) line of said Olive road, also being the northwest corner of said Lot 84999, said point referenced by a 5/8" iron pin with a Kramer cap, S 12° 47' 37" E, 8.49 feet from point, also passing a mag nail set at 875.27 feet, said mag nail being on the east (R/W Varies) line of said Olive road, and a total distance of 905.27 feet to a Mag Nail set, said mag nail being on the centerline of said Olive Road and on the west line of said Section 23, said mag nail referenced by another Mag nail found, S 12° 45' 48" E, 8.72 feet;

Thence leaving said Lot 84999 and said corporation line, and with the centerline of said Olive Road and west line of said Section 23, N 00° 43' 44" E, 153.00 feet to the true place of beginning, containing 2.481 acres, more or less, The above described parcel is to be attached to the adjacent 33.650 acre parcel known as Parcel Fourteen as described in I.R. Deed 22-002486 and is not to be considered a separate building lot until it complies with all applicable zoning, subdivision regulations, and building codes, subject however to all highways, easements, and restrictions of record. All documents referenced above are of the Montgomery County Deed Records.

The above legal description is the result of a field survey performed in June 2025, under the direct supervision of Ryan Scott Davenport, Professional Land Surveyor No. 8829. As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2025, Page 0183.

Basis of Bearing: West line of Section 23, taken from the State Plane Coordinate System, NAD83(2011) adjustment, Geoid18, Ohio South Zone, O.D.O.T VRS/CORS network (bearing N 00° 43' 44" E)

Prior Deed Reference: I.R. Deed # 08-001939

Ryan Scott Davenport, PLS No. 8829
BURKHARDT ENGINEERING COMPANY
PHONE: 937-388-0060

Project #25.128

ANDREW J. SHAHAN, P.E., P.S.
MONTGOMERY COUNTY ENGINEER
APPROVED FOR POINT OF BEGINNING,
ACREAGE AND CLOSURE ONLY

DATE 8-27-25 FILE NO. 2025-0183

BY



KARL KEITH
COUNTY AUDITOR
MONTGOMERY COUNTY, DAYTON, OHIO
DIVISION

BY

DATE 10/3/25

GIS MAPPING DEPARTMENT