

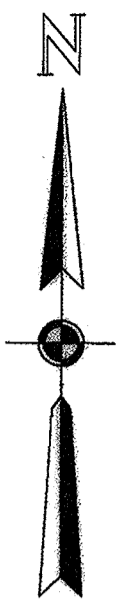
**LEGEND**

- 5/8" IRON PIN SET
- 1" IRON PIN SET
- MAGSPIKE FOUND
- 5/8" IRON PIN FOUND

**CITATION OF DOCUMENTS**

DEED REFERENCE  
DB 215, PG 760  
DB 191, PG 473  
DB 199, PG 06  
COURT OF COMMON PLEAS  
CASE NO. 2002-0448

Bearings based on  
C.H. Ryan's 1981 survey  
of the 15.00 Acre tract  
of Donovan & Mary Kelley  
N 30°18'42"E



Description of Eubanks Road, T-108, as ordered by the Court of Common Pleas Through the lands of William H., Jr. and Patsy Faye Redwine.

Situate in Samuel Hawes M.S. No.2790 and Ed Lewis M.S. No.2941, Perry Township, Brown County, Ohio. Being the results of Judgment Entry as to Right-of-Way of Eubanks Road, Case No.2002-0448, Court of Common Pleas, Civil Division, Brown County, Ohio. Said Eubanks Road, T-108, right-of-way is through the following tracts of land of William H., Jr. and Patsy Faye Redwine: 10.37 acres recorded in Deed Book 199, page 06, and the 20.45 acres as recorded in Deed Book 215, page 760 of the Brown County Recorder's Office. The 4.19 acre tract as recorded in Deed Book 191, page 473 is not affected, since it runs with the southerly line of the road right-of-way line. This Judgment Entry also establishes the Corporation Line of Village of St. Martin. Said Eubanks Road right-of-way is described as follows:

Beginning at a Mag spike found in the centerline of the existing pavement of Eubanks Road, at the northwesterly corner of Lee Donovan Kelley aka Donovan Kelley's property, as recorded in Official Records 263, page 1665 the northeasterly corner of Albert L. and Rhoda C. Icard's 0.879 acre tract as recorded in Official Records 222, page 19 of the Brown County Recorder's Office. Said beginning point being on the southerly line of William H., Jr. and Patsy Faye Redwine's 10.37 acre tract as recorded in Deed Book 199, page 06 of the Brown County Recorder's Office.

Thence from said beginning and with the common line of said Icard and Redwine North 48 degrees 38 minutes 15 seconds West a distance of 18.10 feet to a 5/8" iron pin set on the northerly right-of-way line of said Eubanks Road;

Thence with said northerly line and through Redwine's 10.37 acre tract North 61 degrees 28 minutes 58 seconds East a distance of 7.57 feet to a 5/8" iron pin set;

Thence with said northerly right-of-way line and passing through said 10.37 acre tract and continuing into Redwine's 20.45 acre tract North 70 degrees 32 minutes 04 seconds East a distance of 116.63 feet to a 5/8" iron pin set;

Thence with said northerly right-of-way line and continuing through said 20.45 acre tract for the next Five (5) courses:

North 66 degrees 14 minutes 14 seconds East a distance of 161.45 feet to a 5/8" iron pin set;

North 68 degrees 01 minute 08 seconds East a distance of 140.48 feet to a 1" iron pin set;

North 84 degrees 45 minutes 02 seconds East a distance of 395.65 feet to a 1" iron pin set;

North 51 degrees 41 seconds 25 seconds East a distance of 291.91 feet to a 5/8" iron pin set;

North 52 degrees 39 minutes 33 seconds East a distance of 157.50 feet to a 5/8" iron pin set on the easterly line of said Redwine's 20.45 acre tract and the westerly line of Elmer W. Eubanks' 15.295 acre tract as recorded in Official Record 322, page 689 of the Brown County Recorder's Office;

Thence with the common line of said Redwine and Eubanks South 06 degrees 13 minutes 31 seconds West, passing a Mag spike found in the centerline of Eubanks Road at 23.46 feet for a total distance of 46.92 feet to a 5/8" iron pin set on the southerly right-of-way line of Eubanks Road, said point also being a corner to the Village of St. Martin;

Thence through the land of said Redwine and with the southerly line of Eubanks Road and with the Corporation Line of said Village of St. Martin for the next Six (6) courses:

South 52 degrees 39 minutes 33 seconds West a distance of 124.87 feet to a 5/8" iron pin set;

South 51 degrees 41 minutes 25 seconds West a distance of 295.52 feet to a 1" iron pin set;

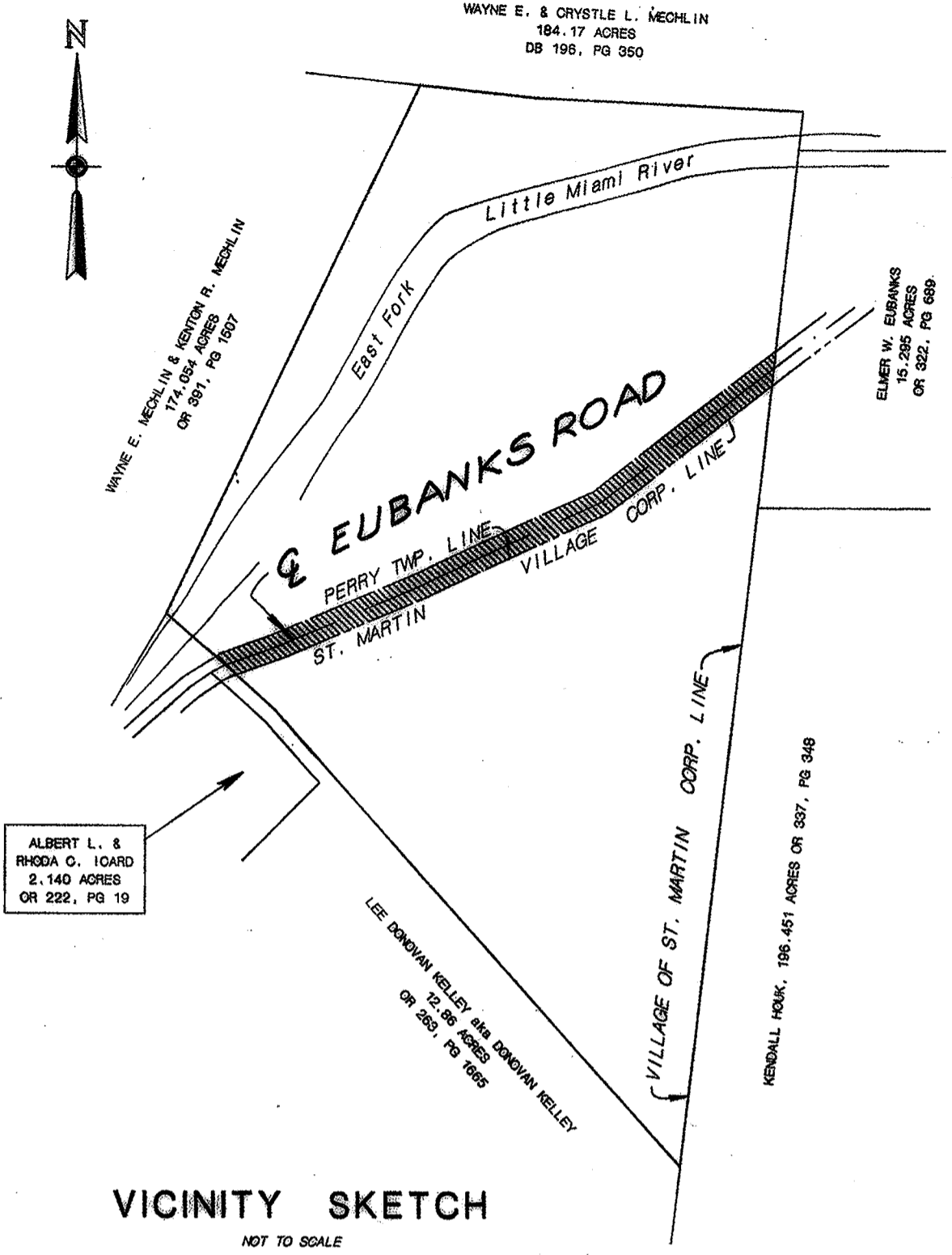
South 84 degrees 45 minutes 02 seconds West a distance of 400.51 feet to a 1" iron pin set;

South 68 degrees 01 minute 08 seconds West a distance of 140.92 feet to a 5/8" iron pin set;

South 66 degrees 14 minutes 14 seconds West a distance of 162.20 feet to a 5/8" iron pin set;

South 70 degrees 32 minutes 04 seconds West a distance of 107.07 feet to southerly line of said Redwine and the northerly line of aforementioned Lee Donovan Kelley aka Donovan Kelley, witness a 5/8" iron pin found South 35 degrees 27 minutes 28 seconds East a distance of 0.47 feet;

Thence with the common line of Redwine and Lee Donovan Kelley aka Donovan Kelley North 48 degrees 38 minutes 15 seconds West a distance of 19.47 feet to the centerline of Eubanks Road and the place of beginning, Containing 0.977 Acres, more or less. Subject, however to all easements of record. This description was prepared by Gerald S. Renshaw P. Ohio Reg. No. 4872 of Renshaw Land Surveying and Mapping, LLC on 8th of September 2010. Basis of Bearings: Based on C.H. Ryan's 1981 survey of the 15.00 Acre Tract of Donovan and Mary Kelley, North 30 degrees 18 minutes 42 seconds East.

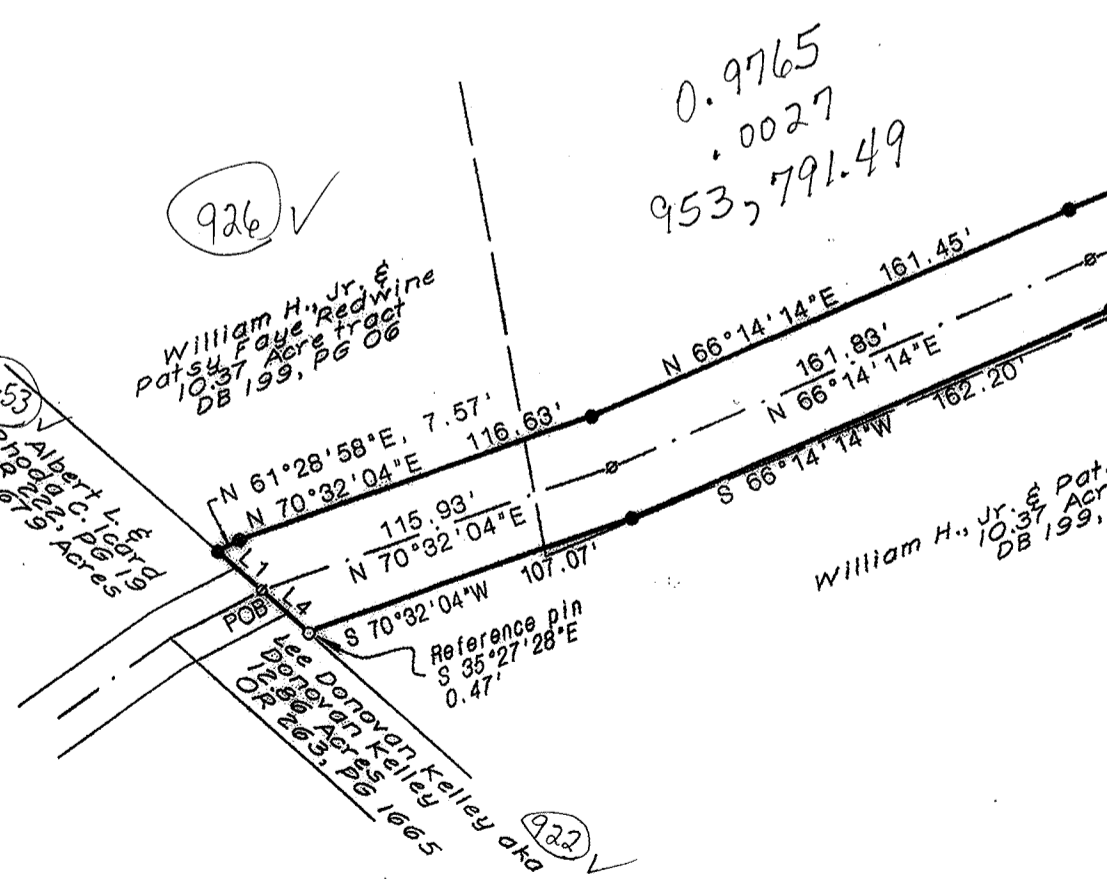


**VICINITY SKETCH**  
NOT TO SCALE

**NOTE:**

There may be some question as to the location of St. Martin's corporation line, as it is based upon the location of the south line of the public road lying south of and along the south line of the East Fork of the Little Miami River. The roadway that is shown was said to have been constructed by the current owner of the lands it passes through, William Redwine, and is a narrow roadbed. Exhausting research failed to produce any information regarding its location and origin. The 1876 Atlas of Brown County, Ohio shows a roadway through the property surveyed, and the 1950 United States Geological Survey Map, Fayetteville Quadrangle, shows an unimproved dirt roadway in the general vicinity as shown on the survey.

On the 26th of August 2010, the Brown County Engineer, Todd Cluxton inspected, adjusted and approved the centerline of Eubanks Road T-108 as shown hereon the plat.



**INTERVENING DEFENDANTS APPROVAL**

I, the undersigned representative for the intervening defendants, Nicholas R. Holden, Donovan Kelley, Mr. and Mrs. Donovan Kelley, Jr. and Elmer W. Eubanks, do hereby approve the general layout of Eubanks Road as shown on the plat.

*P. Hornschemier* 1-11-11  
Patrick Hornschemier

**BOARD OF PERRY TOWNSHIP TRUSTEES APPROVAL**

We, the Perry Township Trustees, hereby approve the general layout of Eubanks Road as shown on the plat.

*David Brinkman*  
David Brinkman

Louis Johnson

*William Pritchard*  
William Pritchard

**ENGINEER'S APPROVAL**

I hereby approve the general layout of Eubanks Road as shown on the plat.

*Todd Cluxton* 1-10-11  
Todd Cluxton  
Brown County Engineer

APPROVED FOR TRANSFER  
Date: 2-28-11  
By: [Signature]  
Tax Map Drafting  
Brown Co. Engineer

**SURVEYOR'S CERTIFICATE**

I hereby certify that this is a true and complete survey made under my supervision and all monuments have been set or found as shown.

*Gerald S. Renshaw*  
Gerald S. Renshaw, P.S., Ohio Reg. No. 4872



**LINE TABLE**

L1	N 48°38'15"W	18.10'
L2	S 06°13'31"W	23.46'
L3	S 06°13'31"W	23.46'
L4	N 48°38'15"W	19.47'

**Judgement Entry**  
As to Right-of-way  
Eubanks Road  
Case No.2002-0448  
Court of Common Pleas  
Civil Division  
Brown County, Ohio  
CONTAINING 0.977 ACRES

LOCATED IN  
SAMUEL HAWES M.S. No.2790  
& ED LEWIS M.S. No.2941  
PERRY TOWNSHIP, BROWN COUNTY, OHIO

09 SEPTEMBER 2010  
SCALE: 1" = 60'



**RENSHAW LAND SURVEYING & MAPPING, LLC**

9707 DAY HILL ARNHEIM RD  
GEORGETOWN, OH 45121  
937.378.6645

**GPS Services**  
RLSM72@hughes.net

JOB # 10-4490	PLOT SCALE 1:720
DATA DD10:3 SPICER	CADD DCD:52 EubanksDedPlat
DRAWN BY DATE ALR	CHECKED GSR