

**CITY OF CLAYTON, OHIO**

**ORDINANCE NO. O – 11 – 25 – 30**

**AN ORDINANCE DECLARING THE NECESSITY AND APPROPRIATING CERTAIN INTERESTS IN REAL PROPERTY FOR THE HOKE ROAD WIDENING PHASE 1 PROJECT; AUTHORIZING THE LAW DIRECTOR TO FILE PETITIONS FOR APPROPRIATION AND TO DEPOSIT THE VALUE OF THE TAKINGS AND DAMAGES; AND DECLARING AN EMERGENCY**

**WHEREAS:**

- 1.1. City Council finds that the public convenience and necessity require the construction of roadway improvements known as the Hoke Road Widening Phase 1 project within the City of Clayton, Montgomery County, Ohio.
- 1.2. The project necessitates the acquisition of permanent right-of-way interests and temporary construction easements over and across certain parcels located along Hoke Road, as more particularly described in the exhibits attached hereto.
- 1.3. Negotiations were undertaken in good faith with affected owners, but agreements could not be reached with all owners; and

**WHEREAS:**

- 2.1. It is hereby declared necessary and is ordered that the City appropriate the following interests:
  - (a) Permanent right-of-way in fee simple over the lands described in Exhibit A thru I; and
  - (b) Temporary construction easements for grading, seeding, driveway construction, and related work over the lands described in Exhibit A thru I, ending when the proposed work has been completed and accepted.
- 2.2. The interests appropriated are taken for public use and for the purpose of constructing, operating, and maintaining public roadway improvements.
- 2.3. Access Reservation. Grantors and their successors shall retain all existing rights of ingress and egress to and from any residue not taken, except as may be reasonably restricted during active construction for safety; and

**WHEREAS:**

- 3.1. The parcels are situated in the City of Clayton, Montgomery County, Ohio, identified by permanent parcel numbers and legal descriptions set forth in the attached exhibits:
  - Exhibit A-[Parcel No. 03WD] (Permanent Right-of-Way) – Daniel G. Kamin Clayton LLC, a Delaware Limited Liability Company
  - Exhibit B-[Parcel No. 011WD] (Permanent Right-of-Way) – Bradley A. Long
  - Exhibit C-[Parcel No. 011T] (Temporary Easement) – Bradley A. Long
  - Exhibit D-[Parcel No. 012WD] (Permanent Right-of-Way) – Russell D. Gebhart
  - Exhibit E-[Parcel No. 012T] (Temporary Easement) – Russell D. Gebhart
  - Exhibit F-[Parcel No. 016WD] (Permanent Right-of-Way) – Karen G. Balsbaugh
  - Exhibit G-[Parcel No. 016T] (Temporary Easement) – Karen G. Balsbaugh
  - Exhibit H-[Parcel No. 011WD] (Permanent Right-of-Way) – Jerry W. Seymour
  - Exhibit I -[Parcel No. 011T] (Temporary Easement) – Jerry W. Seymour

3.2. The legal descriptions and drawings attached as Exhibits A through I are incorporated by reference and made a part of this Ordinance; and

**WHEREAS:**

4.1. The City has obtained appraisals and/or appraisal reviews of the interests to be acquired and the resulting damages, if any, to the residue.

4.2. The Law Director is authorized and directed to tender just compensation to affected owners consistent with the approved appraisals and to continue good-faith negotiations.

4.3. If agreement cannot be reached, the Law Director is authorized to file petitions for appropriation in the appropriate court and to deposit with the court the amount of the City's valuation of the property taken and any damages to the residue, all in accordance with Ohio law; and

**WHEREAS:**

5.1. The Law Director is authorized to prepare and file petitions for appropriation, to prosecute such actions to judgment, to make any necessary applications or motions, and to take such further actions as are reasonably necessary to acquire the interests described herein; and

**WHEREAS:**

6.1. Upon deposit or as otherwise provided by law, the City and its contractors may enter upon the areas to be appropriated for purposes of construction, subject to any court orders and statutory requirements; and

**WHEREAS:**

7.1. This Ordinance is adopted pursuant to the City of Clayton Charter and the laws of the State of Ohio governing municipal appropriations of property for public purposes; and

**WHEREAS:**

8.1. This Ordinance shall operate as an exception to any ordinance, resolution, or legislation of the City of Clayton that is inconsistent herewith or imposes additional requirements for effectiveness or validity, and such prior enactments are superseded to the extent of conflict; and

**WHEREAS;**

9.1. Readings. This Ordinance shall be read on two different days in accordance with Charter Section 4.031 unless duly dispensed with by the requisite vote; and

**WHEREAS;**

10.1. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare, in order to timely commence and complete the Hoke Road Widening Phase 1 project and to avoid increased costs and risks to the traveling public.

10.2. This Ordinance shall take effect immediately upon its adoption by the affirmative vote of at least five Council members.

**ADOPTED BY COUNCIL ON NOVEMBER 20, 2025**

**AUTHENTICATION:**

  
\_\_\_\_\_  
Mayor (Presiding Officer of Council)

  
\_\_\_\_\_  
Clerk of Council

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Law Director

**CERTIFICATION OF PUBLICATION**

This shall certify that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of Newspaper

Date of Publication

Eaton Register Herald      November 19, 2025

  
\_\_\_\_\_  
CLERK

LPA RX 851 WD

Ver. Date 5/28/2024



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PID 115202

**PARCEL 3-WD  
HOKE ROAD WIDENING PHASE 1  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF ENGLEWOOD, MONTGOMERY COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Englewood, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Northeast Quarter of Section 29 (T-5N, R-5E), also being part of a tract of land containing 29.770 acres, conveyed to Daniel G. Kamin Clayton LLC, a Delaware Limited Liability Company, by a deed recorded in I.R. Deed 19-00053057 of the Montgomery County Recorder's Office, with stations and offsets referenced to the centerline plat of survey for MOT-HOKE ROAD WIDENING PHASE 1 as the same is recorded in Plat Book 243, Page 65, of the Montgomery County, Ohio Recorder's Office and being more fully bounded and described as follows:

Beginning at a mag. nail found over 5/8" iron pipe (Montgomery County Engineer Section Corner 197) at the northeast corner of said Northeast Quarter of Section 29, said mag. nail found being at Station 810+99.35 of the centerline of existing right of way of Hoke Road and section line and Station 10+47.12 of the centerline of existing right of way of W. Wenger Road and section line, said point also being **22.26 feet LEFT of Station 111+02.89** of the baseline of construction of Hoke Road and **16.25 feet LEFT of Station 53+12.70** of the baseline of construction of W. Wenger Road; thence along the centerline of existing right of way of Hoke Road and easterly line of said Northeast Quarter of Section 29, **South 00°18'51" West**, a distance of **1363.35 feet** to a mag nail set on the grantor's easterly property line, said Mag Nail Set being at **Station 97+36.00** of the baseline of construction of Hoke Road, and also being the **TRUE PLACE OF BEGINNING** for the tract of land herein described;

1. Thence along the centerline of existing right of way of Hoke Road and easterly line of said Northeast Quarter of Section 29 and grantor's easterly property line and westerly property line of a tract of land conveyed to City of Englewood, Ohio by a deed recorded in Microfiche Number 79-504A01 and Unknown Heirs of XXX by a deed recorded in XXX, **South 00°18'51" West**, a distance of **197.58 feet** to point on the grantor's southerly property line, said point at **Station 95+38.42** of the baseline of construction of Hoke Road;
2. Thence along the grantor's southerly property line and northerly property line of a tract of land conveyed to Unknown Heirs of XXX by a deed recorded in XXX, **South 88°50'46" West**, a distance of **66.18 feet** to an Iron Pin Set on the existing westerly right of way line of Hoke Road and grantor's westerly property line, said Iron Pin Set being **66.15 feet LEFT of Station 95+36.73** of the baseline of construction of Hoke Road;
3. Thence along the existing westerly right of way line of Hoke Road and grantor's westerly property line and easterly property line of a tract of land conveyed to Clayevans, LLC, an Ohio Limited Liability Company by a deed recorded in Instrument Number 2022-00029677, **North 04°34'18" East**, a distance of **49.94 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road and grantor's southerly property line, said Iron Pin Set being **62.45 feet LEFT of Station 95+86.54** of the baseline of construction of Hoke Road;
4. Thence along the proposed right of way line of Hoke Road and grantor's southerly property line and northerly property line of a tract of land conveyed to Clayevans, LLC, an Ohio Limited Liability Company by a deed recorded in Instrument Number 2022-00029677, **South 89°35'52" West**, a distance of **52.56 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road, said Iron Pin Set being **115.00 feet LEFT of Station 95+85.88** of the baseline of construction of Hoke Road;
5. Thence through said grantor's tract along the proposed right of way line of Hoke Road, **North 00°18'51" East**, a distance of **147.17 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road and corporation line of City of Englewood/City of Clayton and grantor's northerly property line, said Iron Pin Set being **115.00 feet LEFT of Station 97+33.05** of the baseline of construction of Hoke Road;

- 6. Thence along the proposed right of way line of Hoke Road and corporation line of City of Englewood/City of Clayton and grantor's northerly property line and southerly property line of a tract of land conveyed to Goodwill Easter Seals Miami Valley, an Ohio Nonprofit Corporation by a deed recorded in Instrument Number 2022-00026006, **North 88°50'46" East**, a distance of **115.04 feet** to the TRUE PLACE OF BEGINNING and containing 0.463 acres of land, of which 0.267 acres are in the Present Road Occupied (PRO) leaving a net take of 0.196 acres, more or less, subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M57-00720-0003.

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.

Monuments referred to as Iron Pin Set in the above description are 5/8-inch diameter, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".



By David L. Chiesa 5/28/24  
 David L. Chiesa, IBI Group Date  
 Professional Land Surveyor No. 7740

ANDREW J. SHAHAN, P.E., P.S.  
 MONTGOMERY COUNTY ENGINEER  
 APPROVED FOR POINT OF BEGINNING,  
 ACREAGE AND CLOSURE ONLY  
 DATE 8/9/2024 FILE NO. 2024-0116  
 BY Wayne B W

LPA RX 851 WD

Ver. Date 5/28/2024



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PID 115202

**PARCEL 11-WD  
HOKE ROAD WIDENING PHASE 1  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

{Surveyor's description of the premises follows}

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Northeast Quarter of Section 29 (T-5N, R-5E), also being part of a tract of land, containing 1.500 acres, conveyed to Bradley A. Long, by a deed recorded in I.R. Deed 21-00010698 of the Montgomery County Recorder's Office, with stations and offsets referenced to the centerline plat of survey for MOT-HOKE ROAD WIDENING PHASE 1 as the same is recorded in Plat Book 243, Page 55, of the Montgomery County, Ohio Recorder's Office and being more fully bounded and described as follows:

Beginning at a mag. nail found over 5/8" iron pipe (Montgomery County Engineer Section Corner 197) at the northeast corner of said Northeast Quarter of Section 29, said mag. nail found being at Station 810+99.35 of the centerline of existing right of way of Hoke Road and section line and Station 10+47.12 of the centerline of existing right of way of W. Wenger Road and section line, said point also being **22.26 feet LEFT of Station 111+02.89** of the baseline of construction of Hoke Road and **16.25 feet LEFT of Station 53+12.70** of the baseline of construction of W. Wenger Road; thence along the centerline of existing right of way of Hoke Road and easterly line of said Northeast Quarter of Section 29, **South 00°18'51" West**, a distance of **534.22 feet** to a Mag Nail Set on the grantor's easterly property line, said Mag Nail Set being **5.50 feet RIGHT of Station 105+65.19** of the baseline of construction of Hoke Road, and also being the TRUE PLACE OF BEGINNING for the tract of land herein described;

- ∫ 1. Thence along the centerline of existing right of way line of Hoke Road and easterly line of said Northeast Quarter of Section 29 and grantor's easterly property line and westerly property line of a tract of land conveyed to Russell D. Gebhart, by a deed recorded in Instrument Number 1995-00012884 and Terry D. Kipling and Bonita J. Kipling, by a deed recorded in Instrument Number 1998-00019766, **South 00°18'51" West**, a distance of **146.32 feet** to a point on the grantor's southerly property line, said point being **5.50 feet RIGHT of Station 104+18.87** of the baseline of construction of Hoke Road;
- ∫ 2. Thence along the grantor's southerly property line and northerly property line of a tract of land conveyed to Fadwa Abu Odeh, by a deed recorded in Instrument Number 2020-00008454, **South 88°50'46" West**, a distance of **44.51 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road, said point being **39.00 feet LEFT of Station 104+17.73** of the baseline of construction of Hoke Road;
- ∫ 3. Thence through said grantor's tract along the proposed right of way line of Hoke Road, **North 00°18'51" East**, a distance of **146.32 feet** to an Iron Pin Set on the grantor's northerly property line, said Iron Pin Set being **39.00 feet LEFT of Station 105+64.05** of the baseline of construction of Hoke Road;
- ∫ 4. Thence along the grantor's northerly property line and southerly property line of a tract of land conveyed to Vikki M. Love by a deed recorded in Instrument Number 2017-00015553, **North 88°50'46" East**, a distance of **44.51 feet** to the TRUE PLACE OF BEGINNING and containing 0.149 acres of land, of which 0.055 acres are in the Present Road Occupied (PRO) leaving a net take of 0.094 acres, more or less, subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M60-03201-0077.

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.

Monuments referred to as Iron Pin Set in the above description are 5/8-inch diameter, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".



By David L. Chiesa 5/28/24  
Date  
David L. Chiesa, IBI Group  
Professional Land Surveyor No. 7740

ANDREW J. SHAHAN, P.E., P.S.  
MONTGOMERY COUNTY ENGINEER  
APPROVED FOR POINT OF BEGINNING,  
ACREAGE AND CLOSURE ONLY  
DATE 8/9/2024 FILE NO. 2024-0116  
BY Wenger BH

LPA RX 887 T

Ver. Date 5/28/2024



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PID 115202

**PARCEL 11-T  
HOKE ROAD WIDENING PHASE 1  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE AND SEED AND CONSTRUCT ONE DRIVEWAY  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Northeast Quarter of Section 29 (T-5N, R-5E), also being part of a tract of land containing 1.500 acres, conveyed to Bradley A. Long, by a deed recorded in I.R. Deed 21-00010698 of the Montgomery County Recorder's Office, more fully bounded and described as follows:

- Beginning at a point on the grantor's northerly property line, said point being 39.00 feet LEFT of Station 105+64.05 of the baseline of construction of Hoke Road and also being the TRUE PLACE OF BEGINNING for the tract of land herein described;
1. Thence through said grantor's tract, South 00°18'51" West, a distance of 146.32 feet to a point on the grantor's southerly property line, said point being 39.00 feet LEFT of Station 104+17.73 of the baseline of construction of Hoke Road;
  2. Thence along the grantor's southerly property line, South 88°50'46" West, a distance of 16.01 feet to a point, said point being 55.00 feet LEFT of Station 104+17.32 of the baseline of construction of Hoke Road;
  3. Thence through said grantor's tract, North 00°18'51" East, a distance of 82.68 feet to a point, said point being 55.00 feet LEFT of Station 105+00.00 of the baseline of construction of Hoke Road;
  4. Thence continuing through said grantor's tract, North 06°01'29" East, a distance of 30.15 feet to a point, said point being 52.00 feet LEFT of Station 105+30.00 of the baseline of construction of Hoke Road;
  5. Thence through said grantor's tract, North 00°18'51" East, a distance of 20.00 feet to a point, said point being 52.00 feet LEFT of Station 105+50.00 of the baseline of construction of Hoke Road;

- 6. Thence continuing through said grantor's tract, **North 30°18'35" West**, a distance of **15.70 feet** to a point on the grantor's northerly property line, said point being **60.00 feet LEFT of Station 105+63.51** of the baseline of construction of Hoke Road;
- 7. Thence along the grantor's northerly property line, **North 88°50'46" East**, a distance of **21.01 feet** to the TRUE PLACE OF BEGINNING and containing 0.052 acres of land, of which 0.000 acres are in the Present Road Occupied (PRO) leaving a net take of 0.052 acres, more or less, subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M60-03201-0077.

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.



By David L. Chiesa 5/29/24  
 David L. Chiesa, IBI Group Date  
 Professional Land Surveyor No. 7740

LPA RX 851 WD

Ver. Date 5/28/2024



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PID 115202

**PARCEL 12-WD  
HOKE ROAD WIDENING PHASE 1  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Northwest Quarter of Section 28 (T-5N, R-5E), also being part of a tract of land, containing 0.963 acres, conveyed to Russell D. Gebhart, by a deed recorded in Microfiche Number 95-00012884 of the Montgomery County Recorder's Office, with stations and offsets referenced to the centerline plat of survey for MOT-HOKE ROAD WIDENING PHASE 1 as the same is recorded in Plat Book 243, Page 55, of the Montgomery County, Ohio Recorder's Office and being more fully bounded and described as follows:

Beginning at a mag. nail found over 5/8" iron pipe (Montgomery County Engineer Section Corner 197) at the northwest corner of said Northwest Quarter of Section 28, said mag. nail found being at Station 810+99.35 of the centerline of existing right of way of Hoke Road and section line and Station 10+47.12 of the centerline of existing right of way of W. Wenger Road and section line, said point also being 22.26 feet LEFT of Station 111+02.89 of the baseline of construction of Hoke Road and 16.25 feet LEFT of Station 53+12.70 of the baseline of construction of W. Wenger Road; thence along the centerline of existing right of way of Hoke Road and westerly line of said Northwest Quarter of Section 28, South 00°18'51" West, a distance of 378.05 feet to a Mag Nail Set on the grantor's northerly property line, said Mag Nail Set being 5.50 feet RIGHT of Station 107+21.36 of the baseline of construction of Hoke Road, and also being the TRUE PLACE OF BEGINNING for the tract of land herein described;

- √ 1. Thence along the grantor's northerly property line and southerly property line of a tract of land conveyed to BLK94 Holdings LLC, an Ohio Limited Liability Company, by a deed recorded in Instrument Number 2019-00018220, **South 88°56'03" East**, a distance of **50.50 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road, said point being **61.00 feet RIGHT of Station 107+20.63** of the baseline of construction of Hoke Road;
- √ 2. Thence through said grantor's tract along the proposed right of way line of Hoke Road, **South 45°41'33" West**, a distance of **42.15 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road, said Iron Pin Set being **31.00 feet RIGHT of Station 106+91.03** of the baseline of construction of Hoke Road;
- √ 3. Thence continuing through said grantor's tract along the proposed right of way line of Hoke Road, **South 00°18'51" West**, a distance of **149.01 feet** to an Iron Pin Set on the grantor's southerly property line, said Iron Pin Set being **31.00 feet RIGHT of Station 105+42.01** of the baseline of construction of Hoke Road;
- √ 4. Thence along the grantor's southerly property line and northerly property line of a tract of land conveyed to Terry D. Kipling and Bonita J. Kipling, by a deed recorded in Instrument Number 1998-00019766, **North 88°56'03" West**, a distance of **25.50 feet** to a point on the centerline of existing right of way line of Hoke Road and westerly line of said Northwest Quarter of Section 28 and grantor's westerly property line, said point being **5.50 feet RIGHT of Station 105+42.35** of the baseline of construction of Hoke Road;
- √ 5. Thence along the centerline of existing right of way line of Hoke Road and westerly line of said Northwest Quarter of Section 28 and grantor's westerly property line and easterly property line of a tract of land conveyed to Bradley A. Long by a deed recorded in Instrument Number 2021-00010698 and Vikki M. Love by a deed recorded in Instrument Number 2017-00015553, **North 00°18'51" East**, a distance of **179.01 feet** to the TRUE PLACE OF BEGINNING and containing 0.115 acres of land, of which 0.068 acres are in the Present Road Occupied (PRO) leaving a net take of 0.047 acres, more or less, subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M60-03109-0031

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.

Monuments referred to as Iron Pin Set in the above description are 5/8-inch diameter, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".



By David L. Chiesa 5/23/24  
David L. Chiesa, IBI Group Date  
Professional Land Surveyor No. 7740

ANDREW J. SHAHAN, P.E., P.S.  
MONTGOMERY COUNTY ENGINEER  
APPROVED FOR POINT OF BEGINNING,  
ACREAGE AND CLOSURE ONLY  
DATE 8/9/2024 FILE NO. 2024-0116  
BY Wayne B.H.

LPA RX 887 T

Ver. Date 5/28/2024



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PID 115202

**PARCEL 12-T  
HOKE ROAD WIDENING PHASE 1  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE AND SEED AND CONSTRUCT TWO DRIVEWAYS  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Northwest Quarter of Section 28 (T-5N, R-5E), also being part of a tract of land containing 0.963 acres, conveyed to Russell D. Gebhart, by a deed recorded in Microfiche Number 95-00012884 of the Montgomery County Recorder's Office, more fully bounded and described as follows:

√ Beginning at a point on the grantor's southerly property line, said point being **31.00 feet RIGHT of Station 105+42.01** of the baseline of construction of Hoke Road and also being the **TRUE PLACE OF BEGINNING** for the tract of land herein described;

- √ 1. Thence through said grantor's tract, **North 00°18'51" East**, a distance of **149.01 feet** to a point, said point being **31.00 feet RIGHT of Station 106+91.03** of the baseline of construction of Hoke Road;
- √ 2. Thence continuing through said grantor's tract, **North 45°41'33" East**, a distance of **42.15 feet** to a point on the grantor's northerly property line, said point being **61.00 feet RIGHT of Station 107+20.63** of the baseline of construction of Hoke Road;
- √ 3. Thence along the grantor's northerly property line, **South 88°56'03" East**, a distance of **15.00 feet** to a point, said point being **76.00 feet RIGHT of Station 107+20.44** of the baseline of construction of Hoke Road;
- √ 4. Thence through said grantor's tract, **South 37°23'08" West**, a distance of **43.13 feet** to a point, said point being **50.00 feet RIGHT of Station 106+86.03** of the baseline of construction of Hoke Road;
- √ 5. Thence continuing through said grantor's tract, **South 00°18'51" West**, a distance of **144.26 feet** to a point on the grantor's southerly property line, said point being **50.00 feet RIGHT of Station 105+41.76** of the baseline of construction of Hoke Road;

- ✓ 6. Thence along the grantor's southerly property line, North 88°56'03" West, a distance of 19.00 feet to the TRUE PLACE OF BEGINNING and containing 0.078 acres of land, of which 0.000 acres are in the Present Road Occupied (PRO) leaving a net take of 0.078 acres, more or less, subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M60-03109-0031.

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.



By David L. Chiesa 5/28/24  
David L. Chiesa, IBI Group Date  
Professional Land Surveyor No. 7740

LPA RX 851 WD

Ver. Date 5/28/2024



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Rev. 06/09

PID 115202

**PARCEL 16-WD  
HOKE ROAD WIDENING PHASE 1  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Northeast Quarter of Section 29 (T-5N, R-5E), also being part of a tract of land containing 1.961 acres, conveyed to Karen G. Balsbaugh, by a deed recorded in Microfiche Number 96-00024543 of the Montgomery County Recorder's Office, with stations and offsets referenced to the centerline plat of survey for MOT-HOKE ROAD WIDENING PHASE 1 as the same is recorded in Plat Book 243, Page 55, of the Montgomery County, Ohio Recorder's Office and being more fully bounded and described as follows:

Beginning at a mag nail found over 5/8" iron pipe (Montgomery County Engineer Section Corner 197) at the northeast corner of said Northeast Quarter of Section 29, said mag. nail found being at Station 810+99.35 of the centerline of existing right of way of Hoke Road and section line and Station 10+47.12 of the centerline of existing right of way of W. Wenger Road and section line, said mag nail found also being **22.26 feet LEFT of Station 111+02.89** of the baseline of construction of Hoke Road and **16.25 feet LEFT of Station 53+12.70** of the baseline of construction of W. Wenger Road, and also being the TRUE PLACE OF BEGINNING for the tract of land herein described;

- √ 1. Thence along the centerline of existing right of way of Hoke Road and easterly line of said Northeast Quarter of Section 29 and the grantor's easterly property line and westerly property line of a tract of land conveyed to BLK94 Holdings LLC, an Ohio Limited Liability Company, by a deed recorded in Instrument Number 2019-00018220, **South 00°18'51" West**, a distance of **192.72 feet** to a point on the grantor's southerly property line, said point being **5.50 feet RIGHT of Station 109+06.70** of the baseline of construction of Hoke Road;

- √ 2. Thence along the grantor's southerly property line and northerly property line of a tract of land conveyed to Richard A. Bowers and Teresa L. Bowers, by a deed recorded in Instrument Number 1989-00016184, **South 88°50'46" West**, a distance of **44.51 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road, said Iron Pin Set being **39.00 feet LEFT of Station 109+05.56** of the baseline of construction of Hoke Road;
- √ 3. Thence through said grantor's tract along the proposed right of way line of Hoke Road, **North 08°03'13" West**, a distance of **67.97 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road, said Iron Pin Set being **49.78 feet LEFT of Station 109+68.63** of the baseline of construction of Hoke Road;
- √ 4. Thence continuing through said grantor's tract along the proposed right of way line of Hoke Road, **North 28°28'44" West**, a distance of **70.48 feet** to an Iron Pin Set on the proposed right of way line of Hoke Road, said Iron Pin Set being **94.68 feet LEFT of Station 110+09.74** of the baseline of construction of Hoke Road and **63.10 feet RIGHT of Station 52+27.67** of the baseline of construction of W. Wenger Road;
- √ 5. Thence continuing through said grantor's tract along the proposed right of way line of W. Wenger Road, **North 72°50'14" West**, a distance of **104.75 feet** to an Iron Pin Set on the proposed right of way line of W. Wenger Road, said Iron Pin Set being **30.50 feet RIGHT of Station 51+25.40** of the baseline of construction of W. Wenger Road;
- √ 6. Thence continuing through said grantor's tract along the proposed right of way line of W. Wenger Road, **South 88°57'07" West**, a distance of **263.31 feet** to an Iron Pin Set on the proposed right of way line of W. Wenger Road and grantor's westerly property line, said Iron Pin Set being **30.50 feet RIGHT of Station 48+62.10** of the baseline of construction of W. Wenger Road;
- √ 7. Thence along a portion of the existing southerly right of way line of W. Wenger Road and the grantor's westerly property line, **North 00°10'32" East**, a distance of **30.01 feet** to a point on the centerline of existing right of way of W. Wenger Road and northerly line of said Northeast Quarter of Section 29 and grantor's northerly property line, said point being **0.50 feet RIGHT of Station 48+62.74** of the baseline of construction of W. Wenger Road, witness a railroad spike found **South 26°18'18" East**, a distance of **0.07 feet (Station 5+95.13, 0.06 feet RIGHT of the centerline of existing right of way of W. Wenger Road)**;

- 8. Thence along the centerline of existing right of way of W. Wenger Road and northerly line of said Northeast Quarter of Section 29 and the grantor's northerly property line and southerly property line of a tract of land conveyed to Eric Pfister and Jalena Pfister, by a deed recorded in Instrument Number 2002-00017573, North 88°57'07" East, a distance of 452.02 feet to the TRUE PLACE OF BEGINNING and containing 0.594 acres of land, of which 0.273 acres are in the Present Road Occupied (PRO) leaving a net take of 0.321 acres, more or less, subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M60-03201-0011.

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.

Monuments referred to as Iron Pin Set in the above description are 5/8-inch diameter, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".



By David L. Chiesa 5/29/24  
 David L. Chiesa, IBI Group Date  
 Professional Land Surveyor No. 7740

ANDREW J. SHAHAN, P.E., P.S.  
 MONTGOMERY COUNTY ENGINEER  
 APPROVED FOR POINT OF BEGINNING,  
 ACREAGE AND CLOSURE ONLY  
 DATE 8/9/2024 FILE NO. 2024-0116  
 BY Wenger BK



**PARCEL 16-T  
HOKE ROAD WIDENING PHASE 1  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE AND SEED AND CONSTRUCT ONE DRIVEWAY  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Northeast Quarter of Section 29 (T-5N, R-5E), also being part of a tract of land containing 1.961 acres, conveyed to Karen G. Balsbaugh, by a deed recorded in Microfiche Number 96-00024543 of the Montgomery County Recorder's Office, more fully bounded and described as follows:

- √ Beginning at a point on the grantor's southerly property line, said point being 39.00 feet LEFT of Station 109+05.56 of the baseline of construction of Hoke Road and also being the TRUE PLACE OF BEGINNING for the tract of land herein described;
- √ 1. Thence along the grantor's southerly property line, South 88°50'46" West, a distance of 21.01 feet to a point, said point being 60.00 feet LEFT of Station 109+05.02 of the baseline of construction of Hoke Road;
- √ 2. Thence through said grantor's tract, North 11°19'18" West, a distance of 110.34 feet to a point, said point being 88.83 feet LEFT of Station 109+94.56 of the baseline of construction of Hoke Road and 84.56 feet RIGHT of Station 52+29.42 of the baseline of construction of W. Wenger Road;
- √ 3. Thence continuing through said grantor's tract, North 37°56'32" West, a distance of 20.06 feet to a point, said point being 68.97 feet RIGHT of Station 52+12.93 of the baseline of construction of W. Wenger Road;
- √ 4. Thence continuing through said grantor's tract, North 74°26'39" West, a distance of 117.85 feet to a point, said point being 35.00 feet RIGHT of Station 51+00.00 of the baseline of construction of W. Wenger Road;

- 5. Thence continuing through said grantor's tract, North 01°02'53" West, a distance of 4.50 feet to a point, said point being 30.50 feet RIGHT of Station 51+00.00 of the baseline of construction of W. Wenger Road;
- 6. Thence continuing through said grantor's tract, North 88°57'07" East, a distance of 25.40 feet to a point, said point being 30.50 feet RIGHT of Station 51+25.40 of the baseline of construction of W. Wenger Road;
- 7. Thence continuing through said grantor's tract, South 72°50'14" East, a distance of 104.75 feet to a point, said point being 94.68 feet LEFT of Station 110+09.74 of the baseline of construction of Hoke Road and 63.10 feet RIGHT of Station 52+27.67 of the baseline of construction of W. Wenger Road;
- 8. Thence continuing through said grantor's tract, South 28°28'44" East, a distance of 70.48 feet to a point, said point being 49.78 feet LEFT of Station 109+68.63 of the baseline of construction of Hoke Road;
- 9. Thence continuing through said grantor's tract, South 08°03'13" East, a distance of 67.97 feet to the TRUE PLACE OF BEGINNING and containing 0.086 acres of land, of which 0.000 acres are in the Present Road Occupied (PRO) leaving a net take of 0.086 acres, more or less, subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M60-03201-0011.

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.



By David L. Chiesa 5/28/24  
 David L. Chiesa, IBI Group Date  
 Professional Land Surveyor No. 7740

LPA RX 851 WD

Ver. Date 5/28/2024



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Rev. 06/09

PID 115202

**PARCEL 17-WD  
HOKE ROAD WIDENING PHASE 1  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Southeast Quarter of Section 20 (T-5N, R-5E), also being part of a tract of land, containing 1.000 acres, conveyed to Jerry W. Seymour by a deed recorded in I.R. Deed 03-00133325 of the Montgomery County Recorder's Office, with stations and offsets referenced to the centerline plat of survey for MOT-HOKE ROAD WIDENING PHASE 1 as the same is recorded in Plat Book 243, Page 55, of the Montgomery County, Ohio Recorder's Office and being more fully bounded and described as follows:

Beginning at a mag. nail found over 5/8" iron pipe (Montgomery County Engineer Section Corner 197) at the southeast corner of said Southeast Quarter of Section 20, said mag. nail found being at Station 810+99.35 of the centerline of existing right of way of Hoke Road and section line and Station 10+47.12 of the centerline of existing right of way of W. Wenger Road and section line, said point also being **22.26 feet LEFT of Station 111+02.89** of the baseline of construction of Hoke Road and **16.25 feet LEFT of Station 53+12.70** of the baseline of construction of W. Wenger Road, and also being the TRUE PLACE OF BEGINNING for the tract of land herein described;

1. Thence along the centerline of existing right of way of W. Wenger Road and southerly line of said Southeast Quarter of Section 20 and grantor's southerly property line and northerly property line of a tract of land conveyed to Karen G. Balsbaugh, by a deed recorded in Instrument Number 1996-00024543, **South 88°57'07" West**, a distance of **189.38 feet** to a point on the grantor's westerly property line, said point being **0.50 feet RIGHT of Station 51+25.38** of the baseline of construction of W. Wenger Road, witness

a 5/8" iron pin found North 72°27'59" East, a distance of 0.02 feet (Station 8+57.76 of the centerline of existing right of way of W. Wenger Road)

2. Thence along the grantor's westerly property line and easterly property line of a tract of land conveyed to Jason P. Sipple, by a deed recorded in Instrument Number 2006-00039045, North 00°59'56" West, a distance of 30.00 feet to an Iron Pin Set on the proposed right of way line of W. Wenger Road, said Iron Pin Set being 29.50 feet LEFT of Station 51+25.40 of the baseline of construction of Hoke Road;
- √3. Thence through said grantor's tract along the proposed right of way line of W. Wenger Road, North 81°16'54" East, a distance of 112.49 feet to an Iron Pin Set on the proposed right of way line of W. Wenger Road, said Iron Pin Set being 45.17 feet LEFT of Station 52+33.58 of the baseline of construction of W. Wenger Road;
- √4. Thence continuing through said grantor's tract along the proposed right of way line of W. Wenger Road, North 70°16'34" East, a distance of 41.45 feet to an Iron Pin Set on the proposed right of way line of Hoke Road, said Iron Pin Set being 62.25 feet LEFT of Station 111+61.03 of the baseline of construction of Hoke Road and 64.07 feet LEFT of Station 52+62.61 of the baseline of construction of W. Wenger Road
- √5. Thence continuing through said grantor's tract along the proposed right of way line of Hoke Road, North 00°20'28" East, a distance of 169.23 feet to an Iron Pin Set on the grantor's northerly property line, said Iron Pin Set being 39.50 feet LEFT of Station 113+31.54 of the baseline of construction of Hoke Road;
- √6. Thence along the grantor's northerly property line and southerly property line of a tract of land conveyed to Deeter Nurseries, Inc., an Ohio Corporation by a deed recorded in Microfiche Number 79-00774C06, North 88°34'25" East, a distance of 40.02 feet to a point on the centerline of existing right of way of Hoke Road and easterly line of said Southeast Quarter of Section 20 and grantor's easterly property line, said point being 0.50 feet RIGHT of Station 113+32.77 of the baseline of construction of Hoke Road, witness a railroad spike found South 73°06'49" West, a distance of 0.07 feet (Station 813+27.13, 0.06 feet LEFT of the centerline of existing right of way of Hoke Road);

7. Thence along the centerline of existing right of way of Hoke Road and easterly line of said Southeast Quarter of Section 20 and grantor's easterly property line and westerly property line of a tract of land conveyed to Cynthia Tebics and Cheryl Kaufman (1/2 interest) and Danny K. Deeter and Dalton Deeter (1/2 interest), by a deed recorded in Instrument Number 2006-00109920 and Instrument Number 2015-00058812, South 00°20'28" West, a distance of 227.79 feet to the TRUE PLACE OF BEGINNING and containing 0.351 acres of land, of which 0.165 acres are in the Present Road Occupied (PRO) leaving a net take of 0.186 acres, more or less; subject to all legal easements and rights of way.

The above described area is contained within Montgomery County Auditor's Permanent Parcel Number M60-03102-0080.

Bearings for this project were established from GPS observation and are based on the Ohio State Plane Coordinate System, South Zone (3402), North American Datum of 1983, 2011 adjustment (NAD83-2011). The proposed right of way shall be referenced from the baseline of construction of Hoke Road and baseline of construction of W. Wenger Road.

This Legal Description was prepared and reviewed by David L. Chiesa, Professional Surveyor No. 7740, of IBI Group on 2-26-2024. This Legal Description is based on a survey made by IBI Group in March of 2022, under the direction and supervision of David L. Chiesa, Professional Surveyor No. 7740.

Monuments referred to as Iron Pin Set in the above description are 5/8-inch diameter, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".



By *David L. Chiesa* 5/28/24  
 David L. Chiesa, IBI Group Date  
 Professional Land Surveyor No. 7740

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

DATE 5/9/2024 FILE NO. 2024-0116

BY *Wenger Btw*

LPA RX 887 I

Ver. Date 5/28/2024



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Rev. 07.09

PID 115202

**PARCEL 17-T  
HOKE ROAD WIDENING PHASE I  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE AND SEED AND CONSTRUCT TWO DRIVEWAYS  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF CLAYTON, MONTGOMERY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Clayton, County of Montgomery, State of Ohio, being part of former Township of Randolph in the Southeast Quarter of Section 20 (T-5N, R-5E), also being part of a tract of land containing 1.000 acres, conveyed to Jerry W. Seymour, by a deed recorded in L.R. Deed 03-00133325 of the Montgomery County Recorder's Office, more fully bounded and described as follows:

Beginning at a point on the grantor's northerly property line, said point being 39.50 feet LEFT of Station 113+31.54 of the baseline of construction of Hoke Road and also being the TRUE PLACE OF BEGINNING for the tract of land herein described;

- 1 Thence through said grantor's tract, **South 00°20'28" West**, a distance of 169.23 feet to a point, said point being 62.25 feet LEFT of Station 111+61.03 of the baseline of construction of Hoke Road and 64.07 feet LEFT of Station 52+62.61 of the baseline of construction of W. Wenger Road;
- 2 Thence continuing through said grantor's tract, **South 70°16'34" West**, a distance of 41.45 feet to a point, said point being 45.17 feet LEFT of Station 52+33.58 of the baseline of construction of W. Wenger Road;
- 3 Thence continuing through said grantor's tract, **South 81°16'54" West**, a distance of 112.49 feet to a point on the grantor's westerly property line, said point being 29.50 feet LEFT of Station 51+25.40 of the baseline of construction of W. Wenger Road;
- 4 Thence along the grantor's westerly property line, **North 00°59'56" West**, a distance of 40.50 feet to a point, said point being 40.00 feet LEFT of Station 51+25.41 of the baseline of construction of W. Wenger Road;

5. Thence through said grantor's tract, **North 80°59'51" East**, a distance of **72.26 feet** to a point, said point being **50.00 feet LEFT of Station 51+96.98** of the baseline of construction of W. Wenger Road
6. Thence continuing through said grantor's tract, **North 31°00'44" East**, a distance of **41.30 feet** to a point, said point being **85.00 feet LEFT of Station 52+18.90** of the baseline of construction of W. Wenger Road and **115.68 feet LEFT of Station 112+17.25** of the baseline of construction of Hoke Road;
7. Thence continuing through said grantor's tract, **North 87°53'00" East**, a distance of **21.23 feet** to a point, said point being **95.00 feet LEFT of Station 112+13.45** of the baseline of construction of Hoke Road;
8. Thence continuing through said grantor's tract, **North 74°34'32" East**, a distance of **5.00 feet** to a point, said point being **90.00 feet LEFT of Station 112+13.45** of the baseline of construction of Hoke Road;
9. Thence continuing through said grantor's tract, **North 21°50'50" East**, a distance of **52.66 feet** to a point, said point being **60.00 feet LEFT of Station 112+50.00** of the baseline of construction of Hoke Road;
10. Thence continuing through said grantor's tract, **North 04°35'31" West**, a distance of **91.85 feet** to a point on the grantor's northerly property line, said point being **59.97 feet LEFT of Station 113+30.91** of the baseline of construction of Hoke Road;