





The following description is for a parcel of land in the State of Ohio, County of Madison, Township of Stokes and County of Fayette, Township of Jefferson, V.M.S. 5993. Being part of a 58.66 acre tract recorded in the name of Bonnie J. Yates in Deed Book 292, page 510 in the Madison County Recorder's Office and Deed Book 163, page 703 in the Fayette County Recorder's Office and being more particularly described as follows:

Beginning at a found iron spike at the southwest corner of the abovementioned Yates and the Northwest corner of a 40.00 acre tract recorded in the name of Ronald Sears et al in Deed Book 170, page 910 and in the centerline of Pleasant View Road, also known as Grape Grove Road in Madison County;

Thence, with said centerline, N 02° 30' 00" E, passing the county line at 471.70 feet and the intersection of centerlines of Grape Grove Road and Curry Road at 720.91 feet, a total distance of 793.73 feet to a point on the centerline of Curry Road;

Thence N 88° 06' 25" E, passing a set iron pipe at 26.16 feet, a total distance of 478.24 feet to a set iron pipe;

Thence S. 03° 30' 30" W, passing the county line at 356.83 feet, a total distance of 820.40 feet to a set iron pipe in the southerly line of the abovementioned Yates and the northerly line of the abovementioned Sears;

Thence, with the line between said Yates and Sears, N 88° 45' 00" W. passing a 3" iron post at 441.75 feet, a total distance of 462.51 feet to the point of beginning.

The above described parcel contains 8.6963 acres. Being 3.6894 acres in Madison County and 5.0069 acres in Fayette County. Iron pipes set are 3/4 inches in diameter by 30 inches in length, with caps stamped P.S. 7377. The plat of this survey, showing additional information, is on permanent file in the Madison and Fayette County Tax Map Departments. Surveyed by William W. Browning during August of 1994. P.S. 7377

This conveyance is made subject to easements, restrictions, zoning regulations and highways of record.