

Situated in the State of Ohio, County of Madison, Township of Monroe, and Virginia Military Survey 1095, being a part of the 8.365 Acre tract conveyed to Randy L. and Christine L. Miller in Deed Book 293, Page 895, all records being of the Recorder's Office, Madison County, Ohio; unless otherwise noted, and being more particularly bounded and described as follows:

Commencing at a found P.K. nail in the centerline of Little Darby Road at the northeast corner of said 8.365 Acre tract and the southeast corner of a 3.179 Acre tract conveyed to the R & S Trust in Deed Book 285, Page 630;

Thence, along the centerline of Little Darby Road and part of the east line of said 8.365 Acre tract, South 19 degrees 02 minutes East, 240.00 feet to a set railroad spike and the **TRUE POINT OF BEGINNING** of the tract herein intended to be described;

Thence, continuing along the centerline of Little Darby Road and part of the east line of said 8.365 Acre tract, South 19 degrees 02 minutes East, 544.47 feet to a found iron pin at the southeast corner of said 8.365 Acre tract and in the north line of a 247.936 Acre tract conveyed to Elizabeth Beach and George W. Taylor, Jr. in Deed Book 262, Page 132.;

Thence, along the south line of said 8.365 Acre tract and part of the north line of said 247.936 Acre tract, South 61 degrees 55 minutes 13 seconds West, 190.55 feet to a point in the east bank of Little Darby Creek and at the southwest corner of said 8.365 Acre tract;

Thence, with the meandering of the east bank of Little Darby Creek, and along part of the west line of said 8.365 Acre tract the following ten (10) courses and distances:

- (1) North 14 degrees 28 minutes 00 seconds West, 24.00 feet to a point;
- (2) North 35 degrees 37 minutes 46 seconds West, 16.62 feet to a point;
- (3) North 35 degrees 16 minutes 22 seconds West, 106.98 feet to a point;
- (4) North 47 degrees 29 minutes 26 seconds West, 23.85 feet to a point;
- (5) North 76 degrees 29 minutes 35 seconds West, 38.11 feet to a point;
- (6) North 56 degrees 05 minutes 18 seconds West, 100.82 feet to a point;
- (7) North 53 degrees 59 minutes 08 seconds West, 101.37 feet to a point;
- (8) North 53 degrees 30 minutes 52 seconds West, 104.64 feet to a point;
- (9) North 53 degrees 47 minutes 07 seconds West, 76.88 feet to a point;
- (10) North 65 degrees 04 minutes 16 seconds West, 100.25 feet to a point;

Thence, across part of said 8.365 Acre tract, North 70 degrees 09 minutes 45 seconds East, passing set iron pins at 262.23 feet, 409.21 feet, and 533.53 feet, 558.53 feet to the True Point of Beginning, **CONTAINING 4.415 ACRES**, subject however to all legal easements, restrictions, and rights-of-way of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is South 19 degrees 02 minutes East on the centerline of Little Darby Road as per Deed Book 293, Page 895, Madison County Recorder's Office.

Situated in the State of Ohio, County of Madison, Township of Monroe, and Virginia Military Survey 1095, being a part of the 8.365 Acre Tract conveyed to Randy L. and Christine L. Miller in Deed Book 293, Page 895, all records being of the Recorder's Office, Madison County, Ohio; unless otherwise noted, and being more particularly bounded and described as follows:

Beginning at a found P.K. anil in the centerline of Little Darby Road at the northeast corner of said 8.365 acre tract and the southeast corner of a 3.179 Acre Tract conveyed to the R & S. Trust in Deed Book 285, page 630;

Thence, along the centerline of Little Darby Road and part of the east line of said 8.365 Acre tract, South 19 degrees 02 minutes East, 240.00 feet to a set railroad spike;

Thence, across said 8.365 Acre Tract, South 70 degrees 09 minutes 45 seconds West, passing set iron pins at 25.00 feet, 149.32 feet, and 296.30 feet, 558.53 feet to a point on the east bank of Little Darby Creek and in the west line of said 8.365 Acre tract;

Thence, with the meandering of the east bank of Little Darby Creek, and along the part of the west line of said 8.365 Acre tract the following four courses and distances:

1. North 41 degrees 22 minutes 54 seconds West, 106.19 feet to a point;
2. North 48 degrees 57 minutes 16 seconds West, 98.44 feet to a point;
3. North 52 degrees 35 minutes 05 seconds West, 100.02 feet to a point;
4. North 59 degrees 46 seconds West, 56.23 feet to a point at the northwest corner of said 8.365 Acre tract and the southwest corner of said 3.179 Acre tract;

Thence, along the north line of said 8.365 tract and the south line of said 3.179 Acre tract North 75 degrees 44 minutes East 742.47 feet to the point of beginning CONTAINING 3.950 ACRES subject however to all legal easements, restrictions, and rights-of-way of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is South 19 degrees 02 minutes East on the centerline of Little Darby Road as per Deed Book 293, Page 895, Madison County Recorder's Office.

This description is based on a boundary survey completed in October 1995.