

Situated in the State of Ohio, in the County of Madison, in the City of London, in V.M.S. 5670 and being all of the Madison County Hospital, Inc. 1.051 acre tract of record in Official Record 199, Page 1101 and the 2.322 acre remainder of the "original 3.373 acre tract" of record in Official Record 199, page 1099 all references being to the Recorder's Records, Madison County, Ohio, said 3.373 acre tract being more particularly described as follows:

Beginning, For Reference, at an iron pipe found marking the intersection of the northerly right-of-way line of Park Avenue (50' wide) with the westerly right-of-way line of Walnut Street (unimproved) and being the most easterly corner of the Madison County Board of County Commissioners 1.051 acre tract of record in Official Record 199, Page 1105 of said Recorder's Records;

thence **South 59°57'54" West 126.97 feet**, in the northerly right-of-way line of said Park Avenue and in the southerly line of said Madison County Commissioners 1.051 acre tract, to the southwesterly corner of said Madison County Commissioners 1.051 acre tract and the **Place of Beginning** of the 3.373 acre tract herein described;

thence, continuing, **South 59°57'54" West 270.06 feet**, passing an iron pipe set at 20.00 feet and in said northerly line of Park Avenue and the southerly line of said 2.322 acre remainder, to an iron pin found marking the southeasterly corner of the Madison County Hospital 13000 square foot parcel of record in Official Record 164, page 395 and a southwesterly corner of said 2.322 acre remainder;

thence **North 29°59'01" West 130.00 feet**, in the northeasterly line of said 13000 square foot parcel and in a southwesterly line of said 2.322 acre remainder, to a spike set in an asphalt driveway;

thence **South 59°56'43" West 129.00 feet**, in the northerly line of said 13000 square foot parcel, in a northerly line of the James Minor 13000 square foot parcel of record in Official Record 144, page 1728 and in a southerly line of said 2.322 acre remainder, to a ½ inch reinforcing rod found marking the southeasterly corner of the Board of Commissioners of Madison County 0.943 acre tract of record in Deed Volume 201, page 286 and being a southwesterly corner of said 2.322 acre remainder;

thence **North 33°01'45" West 162.30 feet**, with a wood fence and in an easterly line of said 0.943 acre tract, in an easterly line of The Madison County Commissioners estimated 12 acre tract of record in Deed Book 84, page 615 and in a westerly line of said 2.322 acre remainder, to a drill hole set in a concrete dumpster pad at a northwesterly corner of said 2.322 acre remainder;

thence **North 51°38'01" East 50.00 feet**, in a southerly line of said estimated 12 acre tract and a northerly line of said 2.322 acre remainder, to an iron pipe set marking the southwesterly corner of the Madison County Hospital 1.051 acre tract of record in Official Record 199, page 1101;

thence **North 38°21'59" West 114.00 feet**, in an easterly line of said estimated 12 acre tract and in the westerly line of said Madison County Hospital 1.051 acre tract, to a iron pipe set;

thence **North 46°19'56" East 289.00 feet**, in a southerly line of said estimated 12 acre tract and in the northerly line of said Madison County Hospital 1.051 acre tract, to an iron pipe set;

thence **South 43°35'42" East 194.75 feet**, in a westerly line of said estimated 12 acre tract and in the easterly line of said Madison County Hospital 1.051 acre tract, to an iron pipe set marking the southeasterly corner of said Madison County Hospital 1.051 acre tract and in a northerly line of said 2.322 acre remainder;

thence **North 55°49'12" East 46.75 feet**, passing an iron pipe set at 36.75 feet, in the northerly line of said 2.322 acre tract and in a southerly line of said estimated 12 acre tract and, to the northeasterly corner of said 2.322 acre remainder, the northwesterly corner of said Madison County Board of County Commissioners 1.051 acre tract and in Glade Run creek;

thence **South 30°17'30" East 294.25 feet**, in an easterly line of said 2.322 acre remainder and in the westerly line of said Madison County Board of County Commissioners 1.051 acre tract and in said Glade Run Creek, to the **Place of Beginning** containing 3.373 acres more or less.

This description is based on the results of a field survey in April, 2005 by Gary L. Elswick, Professional Survey #6395. Iron pipes set are ¾ inch galvanized pipe, 30 inches long, with identification cap stamped "Pomeroy & Associates". Bearings are based on the north right-of-way line of Park Avenue being South 59°57'54" West of record in Official Record 199, Page 1105.


Gary L. Elswick, Professional Survey #6395

5-10-05
Date