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BK 8306 PG 1359

APPROVED  
BCEO  
BY BSA  
(-18-11)

Situated in Section 24, Town 5, Range 2, Milford Township, Butler County, Ohio and being more particularly bounded and described as follows.

Beginning at a point in the grantors south line where it intersects the center of the Norfolk & Western Railroad, found by measuring from the southeast corner of the southwest quarter of said section North 0° 38' 23" East along the center of Hamilton-Eaton Road 299.38 feet to a point;

Thence North 62° 06' 48" West along the center of said road 180.12 feet to a point;

Thence North 59° 53' 42" West along the center of said road 831.97 feet to a P.K. Nail (found);

Thence North 30° 04' 32" East 443.22 feet to a iron pipe (found);

Thence North 89° 45' 26" East 71.05 feet to the aforesaid point;

THENCE FROM THE BEGINNING THUS FOUND

North 41° 30' West along the center of the Norfolk & Western Railroad a distance of 1734.91 feet to a point;

Thence North 48° 30' East (passing a iron pin set at 30.00 feet) a distance of 942.79 feet to a point in the grantors east line (witnessed by an iron pin set bearing South 48° 30' West 25.00 feet);

Thence South 56° 00' East a distance of 803.23 feet to a point in Seven Mile Creek;

Thence South 4° 00' East with said creek 263.89 feet to a point (witnessed by a iron pin set on the west bank of said creek bearing South 83° 30' West 46.35 feet);

Thence North 83° 30' East with said creek 158.25 feet to a point;

Thence South 47° 00' 58" East with said creek 376.20 feet to a point;

Thence South 13° 58' 12" East with said creek 278.53 feet to a point;

Thence South 19° 00' 37" West and leaving said creek (passing a iron pin set a 263.05 feet) a distance of 741.12 feet to a stone (found);

Thence South 89° 45' 26" West 499.10 feet to the point of beginning containing 46.222 acres of land and being subject to the legal right-of-way for the Norfolk & Western Railroad and all other easements and restrictions of record.



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BK 8306 Pg 1360

This conveyance is a transfer between adjoining land owners made in compliance with Section 711.001 Subsection (B) (1) of the Ohio Revised code and does not create an additional building site nor violate any zoning regulation or other public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein. The Parcel hereby conveyed may not hereafter be conveyed separately from the Grantee's adjoining parcel without the prior approval of the authority having approved jurisdiction of plats.

Bearings shown hereon are based on an assumed meridian and are used to denote angles only.

Parcel No. F2610-024.000-040

**Prior Instrument Reference: Volume 8042, Page 101 of the Official Records of Butler County, Ohio**

A Plat of Survey of the herein described property is recorded in Volume 52, Page 80, of the Butler County Engineer's Record of Land Surveys.

All iron pins set are 5/8" iron rods with a orange cap bearing the surveyors name and number.  
All spikes set are Railroad Spikes.

This description was prepared by Daniel R. Brosey Registered Surveyor 6492 in Ohio.

#### **ACCESS EASEMENT**

Access to this parcel is provided for by and under a certain access easement over a contiguous 10.416 acre parcel to the northwest of this parcel, with said easement being described in a certain deed recorded at Official Records Volume 8042, Page 101, Butler County Recorder's Office.

The owner of the 10.416 acre parcel and the owner of the 46.222 acre parcel are equally responsible for the maintenance of a certain bridge and maintenance of the driveway/easement area as described in the easement as recorded in Official Records Volume 8042, Page 101, Butler County Recorder's Office.