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BK 8306 PG 1366

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 center of the Norfolk & Western Railroad, found by measuring from the southeast corner of the southwest quarter of said Section North $0^{\circ} 38' 23''$ East along the center of Hamilton-Eaton Road 299.38 feet to a point;

Thence North $62^{\circ} 06' 48''$ West along the center of said road 180.12 feet to a point;

Thence North $59^{\circ} 53' 42''$ West along the center of said road 831.97 feet to a P.K. Nail (found);

Thence North $30^{\circ} 04' 32''$ East 443.22 feet to a iron pipe (found);

Thence North $89^{\circ} 45' 26''$ East 71.05 feet to a point in the center of the Norfolk & Western Railroad;

Thence North $41^{\circ} 30'$ West along the center of the Norfolk & Western Railroad a distance of 1734.91 feet to the true point of beginning;

THENCE FROM THE BEGINNING POINT THUS FOUND

North $41^{\circ} 30'$ West along the center of said railroad 597.74 feet to a point in the center of Depot Road;

Thence North $59^{\circ} 30'$ East (passing a iron pin set at 45.10 feet) a distance of 845.46 feet to an iron pin (set);

Thence South $56^{\circ} 00'$ East 450.77 feet to a point;

Thence South $48^{\circ} 30'$ West (passing an iron pin set at 25.00 feet) a distance of 942.79 feet to the point of beginning containing **10.416 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.

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

Parcel No. F2610-024.000-040

APPROVED
BCEQ
BY BCEQ
(-2 P-11)

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.



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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

This parcel is subject to an access easement over the subject premises for the benefit of a certain 46.222 acre parcel adjoining this 10.416 acre parcel to the south. The access easement, for ingress and egress to said 46.222 acre parcel, shall be 15' in width and running generally over the existing driveway from a certain bridge over a creek at the approximate division boundary line between both parcels, then running generally north and west to the northwest corner of the 10.416 acre parcel where it accesses public roadways at Depot Road.

The owner of this 10.416 acre parcel shall be responsible for 50% of the maintenance of the above referenced bridge and expenses of the driveway/easement area, with the owner of the 46.222 acre parcel responsible for the balance of said bridge maintenance and for maintenance expenses of the driveway/easement area.