

LEGAL DESCRIPTION
for 2.2378 Acre Tract 1

Situated in the State of Ohio, Hamilton County, Sycamore Township, in Section 5, Town 4, Entire Range 1, Miami Purchase, and being part of the land conveyed to Frank's Nursery & Crafts by O.R. 5894, Pg. 1350, Records of the Recorder's Office of Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a 5/8" iron pin found capped JTB# 6487 at the northwest corner of Woodgate Montgomery, as recorded in P.B, 307, PG. 97 Records of the Recorder's Office of Hamilton County, Ohio; Thence with the Westerly line of said Plat South 22 degrees 27 minutes 00 seconds West for a distance of 320.83 feet to a point, witness a 3/4" iron pipe found 0.21' east and 0.23' north at the northeast corner of Duffy Square Ltd., as recorded in O.R. 7284, PG. 410; Thence with the north line of Duffy Square and its extension South 55 degrees 33 minutes 03 seconds East a distance of 256.14 feet to point; Thence leaving the outer boundary of the parent tract along a connecting line to an interior 0.2007 ac excepted parcel North 34 degrees 26 minutes 57 seconds East for a distance of 22.56 feet to a mag nail set on the west corner of said 0.2007 ac. Parcel; Thence with the lines of the 0.2007 ac. Excepted parcel the following four (4) courses and distances:

1. North 37 degrees 17 minutes 18 seconds East for a distance of 73.19 feet to a mag nail set;
2. South 52 degrees 59 minutes 11 seconds East a distance of 115.42 feet to a mag nail set;
3. South 22 degrees 41 minutes 28 seconds West a distance of 69.39 feet to a mag nail set;
4. North 55 degrees 33 minutes 03 seconds West a distance of 133.07 feet to the west corner of the 0.2007 ac. excepted parcel; Thence with the aforementioned connecting line South 34 degrees 26 minutes 57 seconds West for a distance of 22.56 feet to a point in the outer boundary of the parent tract and the northeast line of Montgomery Station Investments LLC as recorded in O.R. 9595, PG. 4171; Thence with said line North 55 degrees 33 minutes 03 seconds West a distance of 124.82 feet to a point witness an iron pin found 0.68' west and 0.78' north on the east right-of-way of Montgomery Rd. (R/W varies); Thence with said right-of-way North 39 degrees 47 minutes 48 seconds East for a distance of 253.53 feet to a point; Thence North 37 degrees 08 minutes 00 seconds East for a distance of 60.00 feet to a 5/8" iron pin found capped JTB# 6487 at intersection of the right-of-way of I-275 Eastbound entrance ramp and the East right-of-way of Montgomery Rd an iron pin found; Thence with said I-275 right-of-way South 70 degrees 10 minutes 25 seconds East for a distance of 52.37 feet to a 5/8" iron pin found capped JTB# 6487; Thence South 52 degrees 42 minutes 42 seconds East to the **True Point of Beginning**.

The above description contains 2.4385 acres, more or less, and being subject to all legal highways and any and all easements of record.

The above description is based on a survey made under the direct supervision of Eric M. Lang, Professional Land Surveyor, Ohio Registration No.8406, on February 11, 2013.

Bearings are based upon the East line of the Montgomery Rd. right-of-way as described in the parent deed as recorded in O.R. 5894, Pg. 1350, Records of the Recorder's Office of Hamilton County, Ohio. Bearing (South 37 degrees 08 minutes 00 seconds West)

Land Consultants
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Eric M. Lang

3/18/2013
Date

