

**LEGAL DESCRIPTION
for 0.2007 Acre Tract 2**

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:

Commencing at 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.; Thence with the east right-of-way of Montgomery Rd. South 37 degrees 08 minutes 00 seconds West a distance of 60.00 feet to a point; Thence South 39 degrees 47 minutes 48 seconds West a distance of 253.53 feet to a point, witness an iron pin found 0.68' west and 0.78' north, said point being at the intersection of the East right-of-way of Montgomery Rd. and the south line of the aforementioned Frank's Nursery and Crafts tract; Thence with the south line of Frank's leaving said right-of-way, South 55 degrees 33 minutes 03 seconds East a distance of 124.82 feet to a point; Thence on a new line through Frank's, at a right angle to the southerly line, North 34 degrees 26 minutes 57 seconds East for a distance of 22.56 feet to a mag nail set; said nail also being the **True Point of Beginning** for the herein described tract; thence with a new line through the Frank's tract, the following (4) four 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 **True Point of Beginning**;

This tract contains 0.2007 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

