

- #14- THENCE North 88 degrees 16 minutes 00 seconds West 437.52 feet** along a common line for said Ray Thomas Lumbertown, Inc, and 1167 Brandywine LLC properties and along the Aldi, Inc. property recorded in Deed Book 1040, Page 362 to the place of beginning, containing 6.40 acres, excepting 0.58 acres being the L J Remainder LLC property more particularly described below, after exception containing 5.82 Acres.

EXCEPTION of the L J Remainder LLC Property

Commencing at the unmarked Southwest corner of said Lot 1 of Heritage Hills being the Northeast intersection of Maple Avenue and Brandywine Avenue.

- TIE-1 THENCE North 17 degrees 09 minutes 42 seconds West 322.59 feet** along the East line of Maple Avenue previously reported as the West line of said Lot 1 to an iron pipe (found) at a common corner for said Ray Thomas Lumbertown, Inc. Property and for the Aldi, Inc. property recorded in Deed Book Volume 1040, Page 362;
- TIE-2 THENCE South 88 degrees 16 minutes 00 seconds East 91.92 feet** leaving said right of way through said Lot 1 and long a common line for the Ray Thomas Lumbertown, Inc. property recorded in Deed Book Volume 930, Page 271, and the Aldi, Inc. property recorded in Deed Book 1040, Page 362 to an unmarked point;
- TIE-3 THENCE North 17 degrees 07 minutes 06 seconds West 7.04 feet** crossing said Ray Thomas Lumbertown, Inc. property to a cotton gin spike (set) at the place of beginning for the property herein intended to be described;
- #1- THENCE North 17 degrees 07 minutes 06 seconds West 22.00 feet** along a common line for said Ray Thomas Lumbertown, Inc. and L J Remainder LLC properties to a survey nail (found);
- #2- THENCE with a curve to the right having, a chord bearing North 62 degrees 07 minutes 06 seconds West 14.14 feet, a radius of 10.00 feet, and arc length of 15.70 feet** continuing along said properties to a survey nail (set);
- #3- THENCE North 17 degrees 07 minutes 06 seconds West 83.74 feet** continuing along said properties to a survey nail (set);
- #4- THENCE with a curve to the right having, a chord bearing North 27 degrees 52 minutes 54 seconds East 14.14 feet, a radius of 10.00 feet, and arc length of 15.70 feet** continuing along said properties to a survey nail (set);
- #5- THENCE North 17 degrees 03 minutes 26 seconds West 21.99 feet** continuing along said properties to a survey nail (found);
- #6- THENCE North 72 degrees 52 minutes 20 seconds East 156.33 feet** continuing along said properties to a survey nail (set);
- #7- THENCE South 17 degrees 07 minutes 06 seconds East 110.00 feet** continuing along said properties to a cotton gin spike (set);
- #8- THENCE South 01 degrees 45 minutes 22 seconds West 57.92 feet** continuing along said properties to an iron pipe (found);
- #9- THENCE South 72 degrees 52 minutes 54 seconds West 78.00 feet** continuing along said properties to an iron pipe (found)
- #10- THENCE North 46 degrees 31 minutes 22 seconds West 19.58 feet** continuing along said properties to a cotton gin spike (set);
- #11- THENCE South 72 degrees 52 minutes 54 seconds West 50.00 feet** continuing along said properties to the place of beginning containing 0.58 acres.

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations. Iron pins(set) are 5/8" rebar 30 inches long with identification caps (C.R.Harkness P.L.S.6885).

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed July 2021 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

OFFICE COPY

NOT RECORDABLE

Charles R. Harkness PLS #6885

DESCRIPTION

APPROVED

By: *[Signature]*

