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www.bayerbecker.com

700 Nilles Road
Fairfield, OH 45014
P. 513.829.2149
F. 513.829.2457
fairfield@bayerbeck

January 6, 2005

DESCRIPTION

5.542 Acre Tract

LOCATION

Chesterwood Village
West Chester, Ohio

Situated in Section 11, Town 3, Range 2, West Chester Township, Butler County, Ohio and being a 5.542 acre tract of land in part of the lands of Chesterwood Cottages Real Estate II, Ltd., as recorded in Official Records 7485, Page 2260 of the Butler County Ohio records and being further described as follows:

Beginning at a point found by measuring from the Northwest corner of aforementioned Section 11, said point being in the centerline of Tylersville Road, along the Northerly line of said section and along said centerline, South 84°08'21" East, 724.76 feet; thence leaving said section line and said centerline, South 05°59'22" West, 58.24 feet to a point in the Southerly right-of-way line of Tylersville Road; thence along said Southerly right-of-way line, South 84°25'10" East, 1163.91 feet to a point in the Westerly line of aforementioned lands of Chesterwood Cottages Real Estate II, Ltd., and the true point of beginning;

- thence from the point of beginning thus found, continuing along said Southerly right-of-way line, South 84°25'10" East, 55.52 feet to a point in the Easterly line of said lands of Chesterwood Cottages Real Estate II, Ltd.;
- thence leaving said Southerly right-of-way line, along said Easterly line, along a curve to the left having a radius of 40.00 feet, through a central angle of 26°55'44" an arc length of 18.80 feet, a chord bearing of South 18°55'37" West, a chord distance of 18.63 feet;
- thence South 05°27'45" West, 22.53 feet;
- thence along a curve to the right having a radius of 103.00 feet, through a central angle of 03°49'20" an arc length of 6.87 feet, a chord bearing of South 07°22'25" West, a chord distance of 6.87 feet;
- thence South 09°17'05" West, 173.74 feet;
- thence along a curve to the left, having a radius of 99.00 feet, through a central angle of 03°49'20" an arc length of 6.60 feet, a chord bearing of South 07°22'25" West, a chord distance of 6.60 feet;
- thence South 05°27'45" West, 323.47 feet;
- thence along a curve to the left, having a radius of 29.00 feet, through a central angle of 89°50'22" an arc length of 45.47 feet, a chord bearing of South 39°27'26" East, a chord distance of 40.95 feet to a point in the centerline of Chester Court (a private drive);

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700 Nilles Road 14 East Eighth Street 6900 Tylersville Road 777 Eads Pkwy.,
Suite C
Fairfield, OH 45014 Covington, KY 41011 Mason, OH
45040Lawrenceburg, IN 47025

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thence along the centerline of said Chester Court (a private drive), North 84°32'15" West, 43.92 feet to a point in the centerline of Chesterwood Boulevard (a private drive);
thence leaving the centerline of said Chester Court, along the centerline of said Chesterwood Boulevard, South 05°27'45" West, 113.02 feet;
thence along a curve to the left, having a radius of 75.00 feet, through a central angle of 30°00'00" an arc length of 39.27 feet, a chord bearing of South 09°32'15" East, a chord distance of 38.82 feet;
thence South 24°32'15" East, 51.73 feet;
thence along a curve to the right, having a radius of 50.00 feet, through a central angle of 120°35'54" an arc length of 105.24 feet, a chord bearing of South 35°45'42" West, a chord distance of 86.86 feet;
thence North 83°56'21" West, 23.45 feet to a point in the centerline of Watermark Court (a private drive);
thence leaving the centerline of said Chesterwood Boulevard, along the centerline of Watermark Court, South 05°27'45" West, 216.81 feet;
thence leaving centerline of Watermark Court, North 84°32'15" West, 127.76 feet;
thence South 05°27'45" West, 221.36 feet;
thence North 83°56'21" West, 361.16 feet;
thence North 05°27'45" East, 480.00 feet;
thence South 83°56'21" East, 496.13 feet;
thence North 05°27'45" East, 809.69 feet to the point of beginning containing 241,412.09 square feet or 5.542 acres of land and being subject to all easements and right-of-ways of record.

The above description was prepared from a survey dated January 6, 2005 made by Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

The plat of which is recorded in Volume _____, Page _____, of the Butler County Engineer's Records.

Prior Instrument Reference: Deed Book _____, Page _____.

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