

Attachment B

**LEGAL DESCRIPTION
RIGHT OF WAY TO BE VACATED – CLAY STREET
0.0043 ACRES**

SITUATE IN SECTION 18, TOWN 4, FRACTIONAL RANGE 1, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF THE RIGHT OF WAY OF CLAY STREET (UNIMPROVED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF EAST 14TH STREET WITH THE EASTERLY RIGHT OF WAY OF WALNUT STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF WALNUT STREET, NORTH 15°31'00" WEST, 487.09 FEET TO A POINT;

THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 27.61 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37°12'30" EAST, 23.87 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) NORTH 89°56'00" EAST, 73.67 FEET TO A SET MAG NAIL
- 2) THENCE SOUTH 15°31'00" EAST, 5.19 FEET TO A SET MAG NAIL AND
- 3) THENCE NORTH 89°56'00" EAST, 97.41 FEET TO A SET MAG NAIL AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET WITH THE WESTERLY RIGHT OF WAY OF CLAY STREET (UNIMPROVED) AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET, ALONG THE WESTERLY RIGHT OF WAY OF CLAY STREET (UNIMPROVED), NORTH 15°23'46" WEST, 5.18 FEET TO A SET MAG NAIL;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF CLAY STREET (UNIMPROVED), ALONG A NEW DIVISION LINE, THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH 89°56'00" EAST, 37.36 FEET TO A SET MAG NAIL AND
- 2) THENCE SOUTH 15°23'46" EAST, 5.18 FEET TO A SET MAG NAIL THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET, SOUTH 89°56'00" WEST, 37.36 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0043 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON ORIGINAL CERTIFICATE NUMBER 20254 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE RIGHT OF WAY OF CLAY STREET (UNIMPROVED). BEING THE RESULT OF A SURVEY AND PLAT DATED FEBRUARY 3, 2025 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

LEGAL DESCRIPTION
RIGHT OF WAY TO BE VACATED - "UNNAMED ALLEY"
0.0012 ACRES

SITUATE IN SECTION 18, TOWN 4, FRACTIONAL RANGE 1, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF THE RIGHT OF WAY OF AN UNNAMED ALLEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF EAST 14TH STREET WITH THE EASTERLY RIGHT OF WAY OF WALNUT STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF WALNUT STREET, NORTH 15°31'00" WEST, 487.09 FEET TO A POINT;

THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 27.61 FEET, THE CHORD OF SAID CURVE BEARS NORTH 37°12'30" EAST, 23.87 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET, NORTH 89°56'00" EAST, 73.67 FEET TO A SET MAG NAIL AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE WESTERLY RIGHT OF WAY OF AN UNNAMED ALLEY (UNIMPROVED);

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET, ALONG A NEW DIVISION LINE, NORTH 89°56'00" EAST, 10.37 FEET TO A SET MAG NAIL IN THE EASTERLY RIGHT OF WAY OF SAID UNNAMED ALLEY (UNIMPROVED);

THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID UNNAMED ALLEY, SOUTH 15°31'00" EAST, 5.19 FEET TO A SET MAG NAIL AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF SAID UNNAMED ALLEY (UNIMPROVED) WITH THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF UNNAMED ALLEY (UNIMPROVED), ALONG THE SOUTHERLY RIGHT OF WAY OF LIBERTY STREET, THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 89°56'00" WEST, 10.37 FEET TO A SET MAG NAIL AND

2) THENCE NORTH 15°31'00" WEST, 5.19 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0012 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON ORIGINAL CERTIFICATE NUMBER 20254 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE RIGHT OF WAY OF UNNAMED ALLEY (UNIMPROVED). BEING THE RESULT OF A SURVEY AND PLAT DATED FEBRUARY 3, 2025 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.