

## ATTACHMENT A

LEGAL DESCRIPTION  
PARCEL "B"  
10.0998 ACRES

SITUATE IN SECTION 30, TOWN 3, FRACTIONAL RANGE 1, MIAMI PURCHASE, DELHI TOWNSHIP, HAMILTON COUNTY, OHIO, BEING PART OF THE 11.6429 ACRE PARCEL AS CONVEYED TO JEAN C. FROLICHER IN OFFICIAL RECORD 14522, PAGE 3111 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING SPIKE AT THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO JEAN C. FROLICHER IN OFFICIAL RECORD 14522, PAGE 3111 OF THE HAMILTON COUNTY, OHIO RECORDS AT THE INTERSECTION OF THE CENTERLINE OF RAPID RUN ROAD WITH THE WEST LINE OF SAID SECTION 30; THENCE LEAVING THE CENTERLINE OF RAPID RUN ROAD, ALONG THE WEST LINE OF SAID SECTION 30, SOUTH 05°56'51" WEST, 285.03 FEET TO AN EXISTING IRON PIN AND CAP (#7862) AT THE SOUTHWEST CORNER OF SAID FROLICHER TRACT AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WEST LINE OF SAID SECTION 30, ALONG THE SOUTHERLY LINE OF SAID FROLICHER TRACT, SOUTH 84°21'25" EAST, 312.04 FEET TO AN EXISTING IRON PIN AND CAP (#7862) AT THE SOUTHEAST CORNER OF SAID FROLICHER TRACT;

THENCE ALONG THE EASTERLY LINE OF SAID FROLICHER TRACT, NORTH 05°38'35" EAST, (PASSING AN EXISTING IRON PIN AND CAP (#7862) AT 361.62 FEET) 396.83 FEET TO A SET MAG NAIL AT THE NORTHEAST CORNER OF SAID FROLICHER TRACT, BEING IN THE CENTERLINE OF RAPID RUN ROAD;

THENCE LEAVING THE EASTERLY LINE OF SAID FROLICHER TRACT, ALONG THE CENTERLINE OF RAPID RUN ROAD, NORTH 64°03'36" EAST, 50.44 FEET TO AN EXISTING MAG NAIL;

THENCE LEAVING THE CENTERLINE OF RAPID RUN ROAD, SOUTH 25°56'25" EAST, 30.00 FEET TO A SET 3/4" IRON PIN AND CAP (#8865) IN THE SOUTHERLY RIGHT OF WAY OF RAPID RUN ROAD;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF RAPID RUN ROAD, SOUTH 64°03'35" WEST, 26.62 FEET TO A SET 3/8" IRON PIN AND CAP (#8865);

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF RAPID RUN ROAD, ALONG A NEW DIVISION LINE THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 05°38'35" WEST, 349.07 FEET TO A SET 3/8" IRON PIN AND CAP (#8865) AND

2) THENCE SOUTH 84°21'25" EAST, 302.31 FEET TO A SET 3/8" IRON PIN AND CAP (#8865) IN THE WESTERLY LINE OF THE PROPERTY AS CONVEYED TO BERNADETTE A. FROLICHER TRUSTEE IN OFFICIAL RECORD 7212, PAGE 1993 OF THE HAMILTON COUNTY, OHIO RECORDS:

THENCE ALONG THE WESTERLY LINE OF SAID FROLICHER TRACT, SOUTH 05°38'35" WEST, 98.00 FEET TO AN EXISTING IRON PIN AND CAP (#7862) AT THE SOUTHWEST CORNER OF SAID FROLICHER TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID FROLICHER TRACT, SOUTH 84°21'25" EAST, 364.43 FEET TO AN EXISTING IRON PIN AND CAP (#7862) AT THE SOUTHEAST CORNER OF SAID FROLICHER TRACT, BEING IN THE WESTERLY LINE OF CANDLERIDGE SUBDIVISION, BLOCK "A" AS RECORDED IN PLAT BOOK 226, PAGES 19 THRU 21 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE SOUTHERLY LINE OF SAID FROLICHER TRACT, ALONG THE WESTERLY LINE OF SAID CANDLERIDGE SUBDIVISION, BLOCK "A," SOUTH 05°11'59" WEST, 367.99 FEET TO AN EXISTING IRON PIN AND CAP (#7862) AT THE NORTHEAST CORNER OF FOX TRAILS SUBDIVISION AS RECORDED IN PLAT BOOK 393, PAGES 1 & 2 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE WESTERLY LINE OF SAID CANDLERIDGE SUBDIVISION, BLOCK "A," ALONG THE NORTHERLY LINE OF SAID FOX TRAILS SUBDIVISION THE FOLLOWING SIX COURSES AND DISTANCES:

1) SOUTH 85°00'40" WEST, 105.34 FEET TO AN EXISTING IRON PIN AND CAP (#7862);

2) THENCE NORTH 63°20'55" WEST, 229.00 FEET TO AN EXISTING IRON PIN AND CAP (#7862);

3) THENCE SOUTH 59°34'15" WEST, 95.75 FEET TO AN EXISTING IRON PIN AND CAP (#7862);

4) THENCE SOUTH 82°42'20" WEST, 281.82 FEET TO AN EXISTING IRON PIN AND CAP (#7862);

5) THENCE NORTH 55°58'47" WEST, 97.16 FEET TO AN EXISTING IRON PIN AND CAP (#7862) AND

6) THENCE NORTH 71°57'35" WEST, 271.14 FEET TO AN EXISTING IRON PIN AND CAP (#7862) AT THE NORTHWEST CORNER OF SAID FOX TRAILS SUBDIVISION, BEING IN THE EASTERLY LINE OF BEECH FOREST SUBDIVISION, BLOCK "A" AS RECORDED IN PLAT BOOK 259, PAGES 66 & 67 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING THE WEST LINE OF SAID SECTION 30;

THENCE LEAVING THE NORTHERLY LINE OF SAID FOX TRAILS SUBDIVISION, ALONG THE EASTERLY LINE OF SAID BEECH FOREST SUBDIVISION, BLOCK "A," AND THE WEST LINE OF SAID SECTION 30, NORTH 05°56'51" EAST, 383.73 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 10.0998 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF RAPID RUN ROAD AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD 83, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE BASED ON GPS OBSERVATIONS OF HAMILTON COUNTY, OHIO GEODETIC CONTROL MONUMENTS.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS DESCRIBED IN OFFICIAL RECORD 14522, PAGE 3111 (11.6429 ACRE PARCEL) OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 09/05/23 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

Property Address: 10.0998 Acres Rapid Run Road  
Parcel Number: 540-0120-1055-00

**ST**

**DESCRIPTION ACCEPTABLE  
HAMILTON COUNTY ENGINEER**

**Tax Map - Jan 25 2024 RG**

**CAGIS - \_\_\_\_\_**