

ATTACHMENT B

Legal Description 0.081 Acres Langston Street Dedication

Situated in Section 13, Town 3, Fractional Range 2, BTM, Millcreek Township, City of Cincinnati, Hamilton County, Ohio, being part of a 0.996 acre tract of land conveyed to the Board of County Commissioners of Hamilton County, Ohio in O.R. 15009 Pg. 761, the boundary of which being more particularly described as follows:

Beginning at a mag nail set in the east right of way line of Central Parkway, being N09°53'42"W a distance of 125.16 feet from the intersection with the north right of way line of Elder Street;

Thence along said east right of way line, N09°53'42"W a distance of 35.00 feet to a mag nail found at the southwest corner of a 0.277 acre (deed) tract of land conveyed to Logan Towers Limited Partnership in O.R. 14016 Pg. 1396;

Thence along the south line of said 0.277 acre (deed) tract of land, N80°02'08"E a distance of 100.19 feet to a magnail found in the west right of way line of Logan Street;

Thence along the west right of way line of Logan Street, S09°53'43"E a distance of 35.00 feet to a cross notch found in the north line of the aforementioned 0.996 acre (deed) tract

Thence through said 0.996 acre tract, along the proposed south right of way line, S80°02'08"W a distance of 100.19 feet to the Point of Beginning.

Containing 0.081 acres of land, more or less and being subject to easements, restrictions and rights of way record.

Bearings are based on the Ohio State Plane Coordinate System South Zone as derived from the Ohio Department of Transportation's Virtual Reference Stationing System (VRS)(NAD 83)

The above description is based on a field survey performed by The Kleingers Group in July 2021 under the direct supervision of Matthew D. Habedank, Ohio Professional Surveyor No. 8611.

Matthew D. Habedank
Ohio Professional Surveyor No. 8611

3/08/2022
Date

