



GPS Surveying • 3D Laser Scanning

3.8468 Acres – Area to be Reclassified

Situated in Section 8, Town 3 Fraction Range 2, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the intersection of the centerlines of May Street and Tuxedo Place;

Thence with said centerline of Tuxedo Place, South $84^{\circ}33'25''$ East, 319.94 feet;

Thence leaving said centerline of Tuxedo Place, along a curve deflecting to the left, having a radius of 579.11 feet, an arc length of 22.95 feet, a delta angle of $02^{\circ}16'16''$ and being subtended by a chord bearing North $08^{\circ}40'24''$ East, 22.95 feet;

Thence North $84^{\circ}04'09''$ West, 4.56 feet;

Thence North $05^{\circ}55'51''$ East, 200.00 feet;

Thence North $84^{\circ}04'09''$ West, 12.00 feet;

Thence North $05^{\circ}55'51''$ East, 170.98 feet to the centerline of Lincoln Avenue;

Thence with said centerline of Lincoln Avenue, South $83^{\circ}58'09''$ East, 65.00 feet;

Thence leaving said centerline of Lincoln Avenue, South $05^{\circ}55'51''$ West, 307.31 feet;

Thence along a curve deflecting to the right, having a radius of 1450.19 feet, an arc length of 347.80 feet, a delta angle of $13^{\circ}44'28''$ and being subtended by a chord bearing South $12^{\circ}48'04''$ West, 346.97 feet;

Thence South $84^{\circ}04'09''$ East, 4.69 feet;

Thence South $38^{\circ}44'43''$ West, 91.25 feet;

Thence North $84^{\circ}04'09''$ West, 22.90 feet;

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com



Page 2

3.8468 Acres – Area to be Reclassified

Thence North $86^{\circ}21'53''$ West, 78.63 feet;

Thence along a curve deflecting to the right, having a radius of 579.11 feet, an arc length of 75.64 feet, a delta angle of $07^{\circ}29'00''$ and being subtended by a chord bearing South $50^{\circ}17'18''$ West, 75.58 feet;

Thence along a curve deflecting to the right, having a radius of 579.11 feet, an arc length of 33.76 feet, a delta angle of $03^{\circ}20'24''$ and being subtended by a chord bearing South $55^{\circ}42'00''$ West, 33.76 feet;

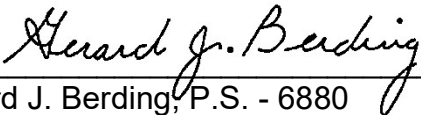
Thence South $55^{\circ}28'57''$ West, 25.04 feet;

Thence North $71^{\circ}30'49''$ West, 179.20 feet to the centerline of aforesaid May Street;

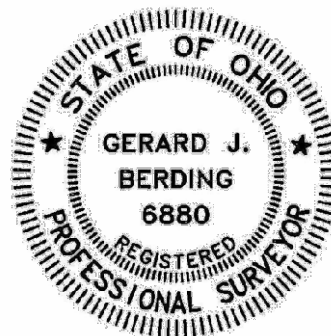
Thence with said centerline of May Street, North $19^{\circ}06'01''$ East, 398.72 feet to the **POINT OF BEGINNING**.

Containing 3.8468 Acres to be reclassified.

Bearings are based on State Plane Coordinate System Ohio South Zone NAD83 (2011).


Gerard J. Berding, P.S. - 6880

05/15/2024
Date



G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com