

**LEGAL DESCRIPTION  
PORTION OF UNNAMED ALLEY  
CONTAINING 0.1125 TOTAL ACRES**

SITUATE IN SECTIONS 25 AND 31, TOWN 4, FRACTIONAL RANGE 2, COLUMBIA TOWNSHIP, MIAMI PURCHASE, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, AND BEING A PORTION OF AN UNNAMED ALLEY MORE PARTICULARLY DEPICTED ON THE PLAT OF PARTITION AMONG THE HEIRS OF N.G. PENDLETON AND J. STRADER DEC'D AS RECORDED IN PLAT BOOK 2, PAGES 166-167 AND FURTHER DEPICTED IN DEED BOOK 137, PAGES 523-525, HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN AT THE NORTHWESTERLY CORNER OF LOT 10 OF SAID PLAT OF PARTITION AS RECORDED IN PLAT BOOK 2, PAGES 166 & 167,

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, SOUTH 31°15'54" WEST, A DISTANCE OF 275.00 FEET TO A SET IRON PIN AT THE SOUTHWESTERLY CORNER OF LOT 23 OF SAID PLAT OF PARTITION;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND THROUGH THE RIGHT-OF-WAY OF SAID UNNAMED ALLEY, THE FOLLOWING THREE (3) COURSES:

1. NORTH 56°49'11" WEST, A DISTANCE OF 10.01 FEET TO A SET IRON PIN,
2. NORTH 31°15'54" EAST, A DISTANCE OF 60.00 FEET TO A SET IRON PIN, AND
3. NORTH 56°49'11" WEST, A DISTANCE OF 10.01 FEET TO A SET IRON PIN WITHIN THE WEST RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 16 OF SAID PLAT OF PARTITION;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, NORTH 31°15'54" EAST, A DISTANCE OF 215.00 FEET TO A SET IRON PIN;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND THROUGH THE RIGHT-OF-WAY OF SAID UNNAMED ALLEY, SOUTH 56°49'11" EAST, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING, CONTAINING – 0.1125 ACRES OF LAND.

NORTH AND BEARING SYSTEM BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, NAD83, COLLECTED DURING A FIELD SURVEY PERFORMED AND PREPARED BY  
MYSELF OR UNDER MY DIRECT SUPERVISION.

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