

City Property – Legal Descriptions (Parcels “F” through “P”):

**LEGAL DESCRIPTION  
PARCEL “F”  
0.0563 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING PART OF LOT 201 OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, NORTH 40°17'42" WEST, 72.19 FEET TO THE NORTHEAST CORNER OF LOT 202 OF SAID E. KNOWLTON SUBDIVISION AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, ALONG THE NORTHERLY LINE OF SAID LOT 202, SOUTH 49°42'18" WEST, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 202, BEING IN THE EASTERLY LINE OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT;

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 202, ALONG THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, NORTH 40°17'42" WEST, 19.80 FEET TO A POINT IN THE SOUTHERLY LINE OF THE PROPERTY AS CONVEYED TO CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT CORPORATION IN OFFICIAL RECORD 14512, PAGE 2373 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1) NORTH 34°29'18" EAST, 19.80 FEET TO A POINT, BEING WITNESSED BY AN EXISTING MAG NAIL, WHICH IS 0.20 FEET NORTH AND

2) THENCE NORTH 49°42'18" EAST, 80.89 FEET TO THE SOUTHEAST CORNER OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT, BEING IN THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, BEING WITNESSED BY AN EXISTING MAG NAIL WHICH IS 0.15 FEET EAST;

THENCE LEAVING THE SOUTHERLY LINE OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT, ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, SOUTH 40°17'42" EAST, 25.00 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0563 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

**LEGAL DESCRIPTION  
PARCEL "G"  
0.0595 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING ALL OF LOT 202 AND PART OF LOT 203 OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, NORTH 40°17'42" WEST, 47.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 203 AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, ALONG THE NORTHERLY LINE OF SAID LOT 203, SOUTH 49°42'18" WEST, 74.21 FEET TO A POINT;

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 203, SOUTH 34°29'18" WEST, 26.73 FEET TO A POINT IN THE EASTERLY LINE OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT;

THENCE ALONG THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, NORTH 40°17'42" WEST, 32.01 FEET TO THE SOUTHWEST CORNER OF LOT 201 OF SAID E. KNOWLTON SUBDIVISION;

THENCE LEAVING THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID LOT 201, NORTH 49°42'18" EAST, 100.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE;

THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 201, ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, SOUTH 40°17'42" EAST, 25.00 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0595 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.



**LEGAL DESCRIPTION  
PARCEL "H"  
0.0553 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 203 OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, NORTH 40°17'42" WEST, 22.19 FEET TO THE NORTHEAST CORNER OF LOT 204 OF SAID E. KNOWLTON SUBDIVISION AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, ALONG THE NORTHERLY LINE OF SAID LOT 204, SOUTH 49°42'18" WEST, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 204, BEING IN THE EASTERLY LINE OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT;

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 204, ALONG THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, NORTH 40°17'42" WEST, 17.99 FEET TO A POINT;

THENCE LEAVING THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, NORTH 34°29'18" EAST, 26.73 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 202 OF THE AFOREMENTIONED E. KNOWLTON SUBDIVISION;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 202, NORTH 49°42'18" EAST, 74.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 202, BEING IN THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE;

THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 202, ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, SOUTH 40°17'42" EAST, 25.00 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0553 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.



**LEGAL DESCRIPTION  
PARCEL "I"  
0.0556 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 204 OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, NORTH 40°17'42" WEST, 21.99 FEET TO A SET ¾" IRON PIN & CAP (#8865) AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DISTANCE OF 27.56 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 17°44'16" WEST, 26.85 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 205 OF SAID E. KNOWLTON SUBDIVISION;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 205, SOUTH 49°42'18" WEST, A DISTANCE OF 89.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 205, BEING IN THE EASTERLY LINE OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT;

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 205, ALONG THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, NORTH 40°17'42" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 203 OF SAID E. KNOWLTON SUBDIVISION;

THENCE LEAVING THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID LOT 203, NORTH 49°42'18" EAST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 203, BEING IN THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE;

THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 203, ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, SOUTH 40°17'42" EAST, 0.20 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0556 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.



**LEGAL DESCRIPTION**  
**PARCEL "J"**  
**0.0389 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 205 OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, SOUTH 23°58'20" WEST, 21.98 FEET TO A SET 3/4" IRON PIN AND CAP (#8865) AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, SOUTH 23°58'20" WEST, 42.08 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE NORTHERLY LINE OF LOT 206 OF SAID E. KNOWLTON SUBDIVISION;

THENCE LEAVING THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG THE NORTHERLY LINE OF SAID LOT 206, SOUTH 49°42'18" WEST, 42.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 206, BEING IN THE EASTERLY LINE OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT;

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 206, ALONG THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, NORTH 40°17'42" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 204 OF SAID E. KNOWLTON SUBDIVISION;

THENCE LEAVING THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID LOT 204, NORTH 49°42'18" EAST, 89.70 FEET TO A POINT;

THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 204, ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DISTANCE OF 11.70 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 14°23'46" WEST, 11.65 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0389 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.



**LEGAL DESCRIPTION  
PARCEL "K"  
0.0099 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 206 OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, SOUTH 23°58'20" WEST, 64.06 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 23°58'20" WEST, 27.16 FEET AND

2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 19.65 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 24°48'39" WEST, 19.65 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE EASTERLY LINE OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT;

THENCE LEAVING THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, NORTH 40°17'42" WEST, A DISTANCE OF 20.06 FEET TO THE SOUTHWEST CORNER OF LOT 205 OF SAID E. KNOWLTON SUBDIVISION;

THENCE LEAVING THE EASTERLY LINE OF SAID HOPPLE & COMPANY SUBDIVISION, ALONG THE SOUTHERLY LINE OF SAID LOT 205, NORTH 49°42'18" EAST, 42.29 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0099 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.



**LEGAL DESCRIPTION  
PARCEL "L"  
0.1138 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 33 OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 23°58'20" WEST, 91.22 FEET TO A POINT AND

2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 19.65 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 24°48'39" WEST, 19.65 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY LINE OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG THE WESTERLY LINE OF SAID E. KNOWLTON SUBDIVISION, NORTH 40°17'42" WEST, 20.06 FEET TO THE NORTHEAST CORNER OF LOT 34 OF SAID HOPPLE & COMPANY SUBDIVISION AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THE WESTERLY LINE OF SAID E. KNOWLTON SUBDIVISION, ALONG THE NORTHERLY LINE OF SAID LOT 34, SOUTH 49°42'18" WEST, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 34, BEING IN THE EASTERLY RIGHT OF WAY OF UNNAMED STREET (UNIMPROVED);

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 34, ALONG THE EASTERLY RIGHT OF WAY OF SAID UNNAMED STREET (UNIMPROVED), NORTH 40°17'42" WEST, 6.37 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF UNNAMED STREET (UNIMPROVED), WITH THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127);

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF SAID UNNAMED STREET (UNIMPROVED), ALONG THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), NORTH 06°36'43" WEST, 50.52 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127) WITH THE SOUTHERLY RIGHT OF WAY OF ARCHIBALD STREET (UNIMPROVED);

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ARCHIBALD STREET (UNIMPROVED), NORTH 34°29'18" EAST, 74.60 FEET TO THE EASTERLY TERMINUS OF THE SOUTHERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED), BEING IN THE WESTERLY LINE OF THE AFOREMENTIONED E. KNOWLTON SUBDIVISION;

THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF SAID ARCHIBALD STREET (UNIMPROVED), ALONG THE WESTERLY LINE OF SAID E. KNOWLTON SUBDIVISION, SOUTH 40°17'42" EAST, 67.99 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.1138 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.



**LEGAL DESCRIPTION  
PARCEL "M"  
0.0568 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 34 OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 23°58'20" WEST, 91.22 FEET TO A POINT AND

2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 19.65 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 24°48'39" WEST, 19.65 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS WITH THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 12.37 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 26°10'37" WEST, 12.37 FEET TO A POINT AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE NORTHERLY LINE OF LOT 35 OF SAID HOPPLE & COMPANY SUBDIVISION;

THENCE LEAVING THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG THE NORTHERLY LINE OF SAID LOT 35, SOUTH 49°42'18" WEST, 88.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 35, BEING IN THE EASTERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED);

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 35, ALONG THE EASTERLY RIGHT OF WAY OF SAID UNNAMED STREET (UNIMPROVED), NORTH 40°17'42" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF LOT 33 OF SAID HOPPLE & COMPANY SUBDIVISION;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF SAID UNNAMED STREET (UNIMPROVED), ALONG THE SOUTHERLY LINE OF SAID LOT 33, NORTH 49°42'18" EAST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33, BEING IN THE WESTERLY LINE OF THE AFOREMENTIONED E. KNOWLTON SUBDIVISION;

THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 33, ALONG THE WESTERLY LINE OF SAID E. KNOWLTON SUBDIVISION, SOUTH 40°17'42" EAST, 20.06 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0568 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

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**LEGAL DESCRIPTION  
PARCEL "N"  
0.0322 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 35 OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 23°58'20" WEST, 91.22 FEET TO A POINT AND

2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 32.02 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 25°20'18" WEST, 32.02 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE SOUTHERLY LINE OF LOT 34 OF SAID HOPPLE & COMPANY SUBDIVISION AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 73.63 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 29°50'45" WEST, 73.59 FEET TO A POINT IN THE NORTHERLY LINE OF LOT 36 OF SAID HOPPLE & COMPANY SUBDIVISION;

THENCE LEAVING THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG THE NORTHERLY LINE OF SAID LOT 36, SOUTH 49°42'18" WEST, 19.45 FEET TO THE NORTHWEST CORNER OF SAID LOT 36, BEING IN THE EASTERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED);

THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 36, ALONG THE EASTERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED), NORTH 40°17'42" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED), ALONG THE SOUTHERLY LINE OF SAID LOT 34, NORTH 49°42'18" EAST, 88.66 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0322 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

**LEGAL DESCRIPTION  
PARCEL "O"  
0.0022 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 2 OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, NORTH 40°17'42" WEST, 97.19 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY AS CONVEYED TO CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT CORPORATION IN OFFICIAL RECORD 14323, PAGE 2373 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE, ALONG THE SOUTHERLY LINE OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 49°42'18" WEST, 80.89 FEET TO A POINT, BEING WITNESSED BY AN EXISTING MAG NAIL, WHICH IS 0.20 FEET NORTH AND

2) THENCE SOUTH 34°29'18" WEST, 44.80 FEET TO THE SOUTHWEST CORNER OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, BEING IN THE NORTHERLY RIGHT OF WAY OF ARCHIBALD STREET (UNIMPROVED), BEING WITNESSED BY AN EXISTING IRON PIN AND CAP, WHICH IS 0.21 FEET NORTH AND 0.19 FEET WEST,

THENCE LEAVING THE WESTERLY LINE OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT, ALONG THE NORTHERLY RIGHT OF WAY OF AN ARCHIBALD STREET (UNIMPROVED), SOUTH 34°29'18" WEST, 13.32 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF ARCHIBALD STREET (UNIMPROVED) WITH THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127);

THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF ARCHIBALD STREET (UNIMPROVED), ALONG THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), NORTH 12°06'12" WEST, 19.39 FEET TO A CORNER OF THE AFOREMENTIONED CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT, BEING WITNESSED BY AN EXISTING IRON PIN AND CAP, WHICH IS 0.27 FEET NORTH AND 0.49 FEET WEST;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), ALONG THE WESTERLY LINE OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT, SOUTH 55°30'42" EAST, 14.08 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0022 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

**LEGAL DESCRIPTION  
PARCEL "P"  
0.0013 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOT 36 OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET CROSS NOTCH AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE WESTERLY RIGHT OF WAY OF OLD LUDLOW AVENUE; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 23°58'20" WEST, 91.22 FEET AND

2) THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 105.65 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 28°28'47" WEST, 105.54 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 35 OF SAID HOPPLE & COMPANY SUBDIVISION AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTHWESTERLY RIGHT OF WAY OF SAID WILLIAM P. DOOLEY BYPASS, ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 20.22 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 33°50'58" WEST, 20.21 FEET TO THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE NORTHEASTERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED);

THENCE LEAVING THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG THE NORTHEASTERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED), NORTH 40°17'42" WEST, 5.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED), ALONG THE SOUTHERLY LINE OF SAID LOT 35, NORTH 49°42'18" EAST, 19.45 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0013 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

City Archibald Street ROW – Legal Description:

**LEGAL DESCRIPTION  
PARCEL "C" – RIGHT OF WAY  
0.0637 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF THE RIGHT OF WAY OF ARCHIBALD STREET (UNIMPROVED) OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET  $\frac{3}{8}$ " IRON PIN AND CAP (#8865) AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS AND THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127); THENCE ALONG THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), NORTH  $06^{\circ}36'43''$  WEST, 138.25 FEET TO THE PLACE OF THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127) THE FOLLOWING TWO COURSES AND DISTANCES:

- 1) NORTH  $06^{\circ}36'43''$  WEST, 19.61 FEET TO A SET  $\frac{3}{8}$ " IRON PIN AND CAP (#8865) AND
- 2) THENCE NORTH  $12^{\circ}06'12''$  WEST, 51.08 FEET TO A SET  $\frac{3}{8}$ " IRON PIN AND CAP (#8865) AT THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO THE CITY OF CINCINNATI IN DEED BOOK 1100, PAGE 204 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), ALONG THE SOUTHERLY LINE OF THE LAST MENTIONED CITY OF CINCINNATI TRACT AND THE SOUTHERLY LINE OF THE PROPERTY AS CONVEYED TO CINCINNATI NORTHSIDE

COMMUNITY URBAN REDEVELOPMENT CORPORATION IN OFFICIAL RECORD 14512, PAGE 2373 OF THE HAMILTON COUNTY, OHIO RECORDS, NORTH  $34^{\circ}29'18''$  EAST, 38.32 FEET TO A POINT IN THE WESTERLY LINE OF E. KNOWLTON SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 226 OF THE HAMILTON COUNTY, OHIO RECORDS;

THENCE LEAVING THE SOUTHERLY LINE OF SAID CINCINNATI NORTHSIDE COMMUNITY URBAN REDEVELOPMENT TRACT, ALONG THE WESTERLY LINE OF SAID E. KNOWLTON SUBDIVISION, SOUTH  $40^{\circ}17'42''$  EAST, 51.82 FEET TO A SET  $\frac{3}{8}$ " IRON PIN AND CAP (#8865) AT THE NORTHEAST CORNER OF LOT 33 OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT;

THENCE LEAVING THE WESTERLY LINE OF SAID E. KNOWLTON SUBDIVISION, ALONG THE NORTHERLY LINE OF SAID 33, SOUTH  $34^{\circ}29'18''$  WEST, 74.60 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0637 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE RIGHT OF WAY OF ARCHIBALD STREET (UNIMPROVED) OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

City Unnamed ROW – Legal Description:

**LEGAL DESCRIPTION  
PARCEL "D" – RIGHT OF WAY  
0.0349 ACRES**

SITUATE IN SECTION 27, TOWN 3, FRACTIONAL RANGE 2, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF THE RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED) OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 3/8" IRON PIN AND CAP (#8865) AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS WITH THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127); THENCE ALONG THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), NORTH 06°36'43" WEST, 87.73 FEET TO A SET 3/8" IRON PIN AND CAP (#8865) AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127) WITH THE WESTERLY LINE OF LOT 33 OF SAID HOPPLE & COMPANY SUBDIVISION;

THENCE LEAVING THE EASTERLY RIGHT OF WAY OF LUDLOW AVENUE VIADUCT (STATE ROUTE 127), ALONG THE WESTERLY LINE OF SAID LOT 33 AND THE WESTERLY LINE OF LOTS 34 THRU 36 OF SAID HOPPLE & COMPANY SUBDIVISION, SOUTH 40°17'42" EAST, 61.89 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF LOT 36 WITH THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS;

THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF WILLIAM P. DOOLEY BYPASS, ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 671.48 FEET, A DISTANCE OF 49.92 FEET, THE CHORD OF SAID CURVE BEARS, SOUTH 36°50'30" WEST, 49.91 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.0349 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON OHIO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN HAM-127-5.14.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE RIGHT OF WAY OF AN UNNAMED STREET (UNIMPROVED) OF HOPPLE & COMPANY SUBDIVISION AS RECORDED IN DEED BOOK 173, PAGE 230 OF THE HAMILTON COUNTY, OHIO COMMON PLEAS COURT. BEING THE RESULT OF A SURVEY AND PLAT DATED 02/09/2024 MADE BY DOUGLAS D. PIEPMEIER, PLS OF ABERCROMBIE & ASSOCIATES, INC, OHIO REGISTERED SURVEYOR #8865.

