



# VIOX & VIOX

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## DESCRIPTION OF 7.2752 ACRES

Situated in Section 19, Town 4, Fractional Range 2, Miami Purchase, Columbia Township, City of Cincinnati, Hamilton County, Ohio and is more particularly described as follows:

All bearings referred to herein are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

**COMMENCING**, at a point in the easterly right-of-way line of Eastern Avenue, 30.00 feet as measured perpendicular to the centerline, said point also being the southwesterly corner of Lot 620 of the Second Undercliff Subdivision (Plat Book 4, Page 194);

**THENCE**, with said right-of-way line N28°19'28"E 12.50 feet to an existing 5/8" iron pin at the common corner of Eastern Living I, LLC (Official Record 14988, Page 297) and Jimmie & Donna Morgan (Official Record 9815, Page 184), being the **POINT OF BEGINNING**;

**THENCE**, leaving said right-of-way line N58°52'17"W 30.04 feet to a point in the centerline of Eastern Avenue;

**THENCE**, with the centerline of Eastern Avenue for the following seven (7) courses:

1. N28°15'50"E 65.99 feet to a point;
2. N26°23'32"E 99.39 feet to a point;
3. N25°56'22"E 98.70 feet to a point;
4. N21°48'22"E 543.46 feet to a point;
5. N22°23'22"E 291.77 feet to a point;
6. N24°45'22"E 254.52 feet to a point;
7. N36°26'22"E 261.20 feet to a point;

**THENCE**, leaving said centerline and with the common line of Eastern Living I, LLC, Maria Soledad Alfaya (Official Record 14758, Page 1060), David Bohmer & Roxanne M. Bohmer (Official Record 5472, Page 291), and Orel Cronk, LTD (Official Record 7628, Page 2313) S42°22'22"E, passing a MAG nail & washer (set) at 30.00 feet, a total distance of 252.79 feet to a point in a common line with Southwest Ohio Regional Transit Authority (Official Record 7448, Page 1645), an iron pin (set) bears S42°22'22"E 5.00 feet;

**THENCE**, with the common line of Eastern Living I, LLC and Southwest Ohio Regional Transit Authority for the following seven (7) courses:

1. S29°56'07"W 409.54 feet to an iron pin (set);
2. S29°37'52"W 432.75 feet to an iron pin (set);
3. S29°33'52"W 102.64 feet to an iron pin (set);
4. S29°31'52"W 101.64 feet to an iron pin (set);

5. S29°45'52"W 102.16 feet to an iron pin (set);
6. S29°29'52"W 205.25 feet to an iron pin (set);
7. S29°34'52"W 175.67 feet to an existing 5/8" iron pin at the common corner of Eastern Living I, LLC, and Morgan;

***THENCE***, with the common line of Eastern Living I, LLC and Morgan N58°52'17"W 93.96 feet to the ***POINT OF BEGINNING CONTAINING 7.2752 ACRES*** and being subject to all right-of-ways and easements of record;

This description was prepared from a new survey made by Ryan M. Hartig, PS 8765, for Viox & Viox, Inc., November 15, 2022.

