

Description for: Uptown - 3.0577 Acre Plat of Survey

Location: City of Cincinnati, Vine & Hollister Street

Situated in Section 13, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 7 of B.F. Evans Subdivision as recorded in Plat Book 25, Page 22 of the Hamilton County Recorder's Office;

Thence with the north line of said B.F. Evans Subdivision, the north line of a tract conveyed to Greenhub Properties, LLC in Official Record 10004, Page 4366 and the north line of a tract conveyed to 26 Hollister LLC in Official Record 14414, Page 775, North 81°15'17" West, 558.00 feet to an existing one-inch leaning pipe in the east line of Hamilton County Auditor's Parcel 093-0001-0014 conveyed to the City of Cincinnati;

Thence with the lines of said Hamilton County Auditor's Parcel 093-0001-0014 conveyed to the City of Cincinnati, North 08°44'43" East, 113.50 feet to a set iron pin **AND** North 80°40'32" West, 11.51 feet to a set iron pin at the southeast corner of Hamilton County Auditor's Parcel 093-0001-0006 conveyed to the City of Cincinnati;

Thence with the southeast line of said Hamilton County Auditor's Parcel 093-0001-0006 conveyed to the City of Cincinnati, the southeast lines of Hamilton County Auditor's Parcel 093-0001-0005 and 093-0001-0024 as conveyed to Auburn Land Holdings LLC in Official Record 14407, Page 2683, the southeast line of Hamilton County Auditor's Parcel 093-0001-0003 conveyed to Auburn Land Holdings, LLC in Official Record 14452, Page 3145, and in part with the southeast line of a tract conveyed to 2444 Vine LLC in Official Record 14452, Page 3115, North 36°56'29" East, 175.01 feet to a set iron pin at the southwest corner of a tract of unknown ownership;

Thence with the south line of said tract of unknown ownership, the south line of a tract conveyed to Cincinnati Metropolitan Housing Authority in Deed Book 4338, Page 371, the south line of Hamilton County Auditor's Parcel 093-0001-0009 conveyed to Asbury Tabernacle, Inc. in Deed Book 2672, Page 48, the south line of Hamilton County Auditor's Parcel 093-0001-0017 conveyed to Asbury Tabernacle, Inc. in Deed Book 4082, Page 1406, South 83°50'48" East, 174.89 feet to a set iron pin in the west line of Hamilton County Auditor's Parcel 093-0001-0026, a tract conveyed to the City of Cincinnati.

Thence with the west line of said City of Cincinnati, South 06°09'12" West, 50.00 feet to a set iron pin at the southwest corner of said City of Cincinnati;

Thence with the south line of said City of Cincinnati, the south line of a tract conveyed to 23 E McMillan LLC in Official Record 14393, Page 609, the south line of a tract conveyed to DAS Interests II, LLC in Official Record 12893, Page 1520, the south line of a tract conveyed to Muhammad Saed Saaty in Official Record 9271, Page 746, the south line of a tract conveyed to M. Saed Saaty in Official Record, 11090, Page 1593, and the south line of a tract conveyed to 35 E. McMillan Avenue LLC in Official Record 14361, Page 3167, South 83°50'48" East, 297.89 feet to a set iron pin in the west line of a tract conveyed to Auburn Land Holdings LLC in Official Record

14432, Page 1725; Thence with the west line of said Auburn Land Holdings LLC, South 05°48'42" West, 239.61 feet to the **POINT OF BEGINNING**.

CONTAINING 3.0577 ACRES. Subject to legal highways and easements of record.

The above described tract being all of Hamilton County Auditor's Parcel 093-0001-0010, 093-0001-0018, 093-0001-0019, 093-0001-0020, 093-0001-0026, and 089-0004-0005 (Cons 0006-0012). The bearings are based State Plane Coordinate System Ohio South Zone (NAD83).

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".