

ATTACHMENT D

LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION – 2117 DANA AVE

0.0468 TOTAL ACRES

SITUATED IN SECTION 33, TOWN 4, FRACTIONAL RANGE 2, COLUMBIA TOWNSHIP, IN THE CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING PART OF THE LAND AS CONVEYED TO CINCINNATI PUBLIC RADIO, INC. IN OFFICIAL RECORD 14707, PAGE 2697 AS RECORDED AT THE HAMILTON COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DANA AVENUE (ORIGINAL 60' R/W) WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF REALISTIC AVENUE (50' R/W), SAID POINT ALSO BEING THE FORMER NORTHEAST CORNER OF LOT 34 OF LANGDALE SUBDIVISION (PLAT BOOK 11, PAGE 52) AND REFERENCED BY SET MAG NAIL AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING, AND WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF REALISTIC AVENUE, SOUTH 04°23'34" WEST, 24.00 FEET TO A SET NOTCH;

THENCE LEAVING THE EXISTING WEST RIGHT-OF-WAY LINE OF REALISTIC AVENUE, AND WITH NEW DIVISION LINES, THE FOLLOWING 3 CALLS:

1. NORTH 85°36'26" WEST, 8.00 FEET TO A SET IRON PIN;
2. NORTH 40°36'26" WEST, 16.97 FEET TO A SET IRON PIN;
3. NORTH 85°36'26" WEST, 136.00 FEET TO A SET NOTCH ON THE WEST LINE OF SUBJECT TRACT;

THENCE WITH THE EXISTING WEST LINE OF SUBJECT TRACT, NORTH 04°23'34" EAST, 12.00 FEET TO A SET MAG NAIL ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DANA AVENUE;

THENCE WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF DANA AVENUE, SOUTH 85°36'26" EAST, 156.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.0468 ACRES OF LAND AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE BASIS OF BEARINGS IS O.D.O.T. RIGHT-OF-WAY PLANS FOR HAM-71-4.58, SHEET 50 OF 61.

ALL SET PINS ARE 5/8"X30" WITH YELLOW CAPS STAMPED "ABT 8593" UNLESS NOTED OTHERWISE. THE SURVEY AND LEGAL DESCRIPTION WAS PREPARED BY MYSELF OR UNDER MY DIRECT SUPERVISION.

J. BRYANT ABT
OH PS #8593
937-558-6671
6868 SR-133, BLANCHESTER, OH 45107
BA LAND PROFESSIONALS, LLC
ABT@BALANDPROS.COM
FOR: INFRASTRUCTURE & DEVELOPMENT ENGINEERING, INC.

