

Description for: 3CDC – 0.0332 Acre Additional Bardes Alley Dedication
Location: Findlay Recreation, City of Cincinnati

Situated in Section 13, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio, being part of Lot 22 & 23 of Findlay & Garrard's Subdivision Block C as recorded in P.B. 47, Page 319 of the Hamilton County Recorder's Office and being more particularly described as follows:

BEGINNING at a set cross notch at the intersection of the west line of Republic Street and the north line of Bardes Alley;

Thence along the north line of said Bardes Alley, South $79^{\circ}52'33''$ West, 117.36 feet to a set cross notch in the east line of Goose Alley;

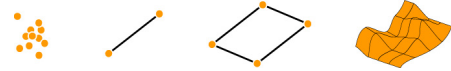
Thence along the east line of said Goose Alley, North $10^{\circ}07'27''$ West, 32.78 feet to a set cross notch;

Thence through the lands of the Grantor, along a curve deflecting to the left, having a radius of 21.00 feet, an arc length of 32.85 feet, a delta angle of $89^{\circ}36'49''$, and being subtended by a chord bearing South $54^{\circ}55'51''$ East, 29.60 feet to a set cross notch **AND** North $80^{\circ}15'45''$ East, 96.59 feet to a set iron pin in the west line of aforementioned Republic Street;

Thence along the west line of said Republic Street, South $09^{\circ}40'02''$ East, 11.13 feet to the **POINT OF BEGINNING**.

CONTAINING 0.0332 ACRES. Together with and subject to all easements of record.

Being part Hamilton County Auditor's parcels 094-0008-0330 and 094-0008-0331 as conveyed to City of Cincinnati in Deed Book 3884, Page 238 of the Hamilton County Recorder's Office.



Bearings are based on 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."

Prepared by G.J. BERDING SURVEYING, INC. on March 10, 2025. Based on a
dedication plat prepared by G.J. BERDING SURVEYING, INC. on January 10, 2025,
last revised on March 10, 2025.


Gerard J. Berding P.S. 6880

03/10/2025
Date

