



**Abercrombie  
& Associates, Inc.**

Civil Engineering + Surveying

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OCTOBER 27, 2022

**LEGAL DESCRIPTION**

**0.1264 ACRES**

SITUATE IN CITY OF CINCINNATI, HAMILTON COUNTY, OHIO, BEING PART OF LOTS 32 AND 33 OF THE SUBDIVISION OF THE ANTHONY OEHLER TRACT MADE IN CASE NUMBER 98843 HAMILTON COUNTY COMMON PLEAS COURT RECORDED IN PLAT BOOK 14, PAGE 42 HAMILTON COUNTY, OHIO RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF OVERLOOK AVENUE (50' RIGHT-OF-WAY), SAID POINT BEING SOUTH 01°09'00" WEST, 150.00 FEET FROM THE CENTERLINE INTERSECTION OF WEST EIGHTH STREET (80' RIGHT-OF-WAY) AND OVERLOOK AVENUE;

THENCE CONTINUING WITH THE CENTERLINE OF SAID OVERLOOK AVENUE, SOUTH 01°09'00" WEST, 40.00 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE OF OVERLOOK AVENUE, NORTH 88°51'00" WEST, 137.60 FEET TO THE SOUTHWEST CORNER OF LOT 32 OF SAID ANTHONY OEHLER SUBDIVISION;

THENCE IN PART WITH THE WEST LINE OF SAID LOT 32 AND THROUGH SAID LOTS 32 AND 33 OF ANTHONY OEHLER SUBDIVISION, NORTH 01°09'00" EAST, 40.00 FEET TO A POINT AND THENCE SOUTH 88°51'00" EAST, 137.60 FEET TO THE POINT OF BEGINNING.

THUS CONTAINING 0.1264 ACRES OF LAND, OF WHICH 0.0230 ACRES IS WITHIN THE RIGHT-OF-WAY OF OVERLOOK AVENUE, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEING PART OF THE SAME PREMISES CONVEYED TO JLTM INVESTMENTS, LLC BY DEED RECORDED IN OFFICIAL RECORD 14781, PAGE 1769 HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

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THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE SUBDIVISION OF THE ANTHONY OEHLER TRACT MADE IN CASE NUMBER 98843 HAMILTON COUNTY COMMON PLEAS COURT RECORDED IN PLAT BOOK 14, PAGE 42 HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY PROPOSED TO BE DEVELOPED IS A COMPLETE, PROPER AND LEGAL DESCRIPTION THEREOF.

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CRAIG T. ABERCROMBIE  
OHIO REGISTERED SURVEYOR 8377

FILE:22-0076-LD-0.1264 AC

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