

# LEGAL DESCRIPTION

May 18, 2023

Situate in Section 27, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of Lots 40 and 43, all of Lots 39, 44 thru 47, 51 and 306 thru 312 of E. Knowlton's Subdivision as recorded in Plat Book 1, Page 226 and being part of a tract conveyed to PLK Cooper, LLC (O.R. 14226, Pg. 2347) and being more particularly described as follows:

Beginning at the intersection of the centerlines of Hoffner Street, 60' R/W and Cherry Street, 40' R/W; thence with the centerline of said Cherry Street, South  $00^{\circ}26'15''$  West, 300.00 feet to the centerline of Cooper Street, 50' R/W; thence with the centerline of said Cooper Street, North  $89^{\circ}31'40''$  West, 372.71 feet to the centerline of Colerain Avenue, 60' R/W; thence with the centerline of said Colerain Avenue, North  $26^{\circ}40'00''$  West, 28.71 feet to the southeasterly line of a tract conveyed to GNE, LLC (O.R. 8536, Pg. 3480) extended to the centerline of Colerain Avenue; thence with the southeasterly line of a tract conveyed to GNE, LLC (O.R. 8536, Pg. 3480) as so extended, the following three courses, North  $44^{\circ}53'46''$  East, 91.71 feet to an existing iron pin; thence North  $63^{\circ}20'00''$  East, 62.99 feet to an existing iron pin; thence North  $26^{\circ}40'00''$  West, 78.00 feet to an existing iron pin; thence with southeasterly line of a tract conveyed to Brian Johnson (O.R. 12705, Pg. 156), the following two courses, North  $63^{\circ}20'00''$  East, 16.24 feet to an existing iron pin; thence North  $02^{\circ}14'36''$  West, 103.51 feet to the centerline of said Hoffner Street; thence with the centerline of said Hoffner Street, South  $89^{\circ}31'40''$  East, 291.40 feet to the Place of Beginning. Containing 2.135 Acres. Bearings based on P.B. 277, Pg. 33. Subject to all legal highways, easements, and restrictions of record.