

## **LEGAL DESCRIPTION**

### **3.9768 ACRES**

Situated in Section 22, Town 4, Fractional Range 2, B.T.M., City of Cincinnati, Hamilton County, Ohio being all of the tracts of land conveyed to Oakley Capital Partners 2, LLC by deed recorded in O.R. 15065 Pg. 1481 and O.R. 15218 Pg.1698, and also in O.R. 15227 Pg. 1496 . The boundary of which is more particularly described as follows:

**BEGINNING** at the intersection of the centerline of Madison Road and the east right of way line of the Southwest Ohio Regional Transit Authority right of way (O.R. 6507 Pg. 257);

Thence along the lines of the grantor the following eight (8) courses:

1. North 41°38'09" West a distance of 148.64 feet to a point;
2. North 41°17'09" West a distance of 36.45 feet to a point;
3. North 05°21'51" East a distance of 38.90 feet to a point;
4. North 44°07'53" West a distance of 11.09 feet to a point;
5. North 12°53'23" West a distance of 59.29 feet to a point;
6. North 04°26'27" East a distance of 386.29 feet to a point;
7. South 84°38'09" East a distance of 319.23 feet to a point;
8. South 05°21'51" West a distance of 524.74 feet to a point in the centerline of Madison Road;

Thence along said centerline, South 64°26'51" West a distance of 175.76 feet to the **POINT OF BEGINNING**;

Containing 3.9768 acres of land more or less and being subject to all easements and restrictions of record.

Bearings are based on the Ohio State Plane coordinate system, South Zone (NAD 83) per GPS Observation utilizing the Ohio Department of Transportation's virtual reference stationing.

This description is solely for the purpose of rezoning the above described land including existing right of way that has been previously dedicated.

This description was written by Jeffrey C. Thompson P.S. Ohio Professional Surveyor Number S-7362 for Cardinal Engineering Corporation and is based on a field survey performed by Cardinal Engineering Corporation under the direct supervision of Daniel K. York, P.S. Ohio Professional Surveyor Number S-8729.