



**DESCRIPTION OF
CROSLY BUILDING-TRACTS I & III
1.7305 ACRES
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO**

Auditor's Parcel Nos. 190-0029-0173 thru 0179, 0195 thru 0202, 0240, 0241, 0243, 0251 thru 0254, consolidated and 190-0029-0180, 0181, 0247, 0256

Situate in the City of Cincinnati, Hamilton County, Ohio, being all of Lots 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, and part of Lots 157, 158 and 176 of Isaac Bate's Second Subdivision as recorded in Plat Book 5, Page 100, of the Hamilton County, Ohio, Records and being more particularly described as follows:

Commencing at intersection of the existing Southern right of way line of Arlington Street and the existing Western right of way line of Colerain Avenue;

North 87 degrees 45 minutes West a distance of 215.90 feet to a cross notch at the Northeast corner of subject parcel and being the **Real Point of Beginning** for the lands herein described;

Thence leaving the existing Southern right of way line of Arlington Street with the Eastern line of subject parcel the following seven (7) courses and distances:

Thence South 00 degrees 50 minutes West a distance of 100.00 feet to a point;

Thence North 87 degrees 45 minutes West a distance of 10.18 feet to a point;

Thence South 01 degrees 49 minutes a distance of 2.72 feet to a point;

Thence North 87 degrees 45 minutes West a distance of 1.11 feet to a point;

Thence South 01 degrees 43 minutes West a distance of 60.57 feet to a point;

Thence North 87 degrees 37 minutes West a distance of 9.56 feet to a point; and,

Thence South 01 degrees 43 minutes West a distance of 79.87 feet to a mag nail at the Southeastern corner of subject property.

Thence with the Southern line of subject property, North 87 degrees 45 minutes West a distance of 239.08 feet to a mag nail in the Eastern line of vacated Sassafras Street and also being the Southwestern corner of subject property;

Thence leaving said Southern line with the Eastern line of vacated Sassafras Street and the Western line of subject property, the following three (3) courses and distances:

Thence 00 degrees 50 minutes East a distance of 18.15 feet to a mag nail;

Thence North 87 degrees 45 minutes West a distance of 8.71 feet to a mag nail; and,

Thence North 00 degrees 50 minutes East a distance of 25.00 feet to the Southeastern corner known as Tract III as recorded in Official Record 12529, Page 349 of the aforesaid records.

Thence with the Southern line of Tract III, North 87 degrees 45 minutes West a distance of 24.30 feet to the Southwestern corner of Tract III;

Thence leaving said Southern line with the Western line of Tract III, North 00 degrees 50 minutes East, passing a cross notch in the existing Southern right of way line of Arlington Street at 200.00 feet, a total distance of 225.01 feet to the centerline of Arlington Street;

Thence with the centerline of Arlington Street, South 87 degrees 45 minutes East a distance of 295.15 feet to a point, said point being the prolongation of the Eastern property line of subject parcel;

Thence leaving said centerline with the prolongation of said Eastern property line, South 00 degrees 50 minutes West a distance of 25.01 feet to the Point of Beginning. Together with easements and reservations as set out in Deed Book 3181, Page 258 of the Hamilton County, Ohio, Records.

Containing 1.7305 acres of land, more or less, and being subject to all legal highways and any and all easements of record.

The above description was prepared by Dennis T. Dinkelacker, Ohio Registration No. 7736, on December 17, 2020 and describes a portion of the lands owned by C.W. Development, LLC as recorded in Official Record 12529, Page 349 (known as Tracts I & III) and includes the Present Road Occupies (P.R.O.) of Arlington Street, of the Hamilton County, Ohio, Records.

This description is intended for zoning purposes only and is not to be used for the transfer of real property.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Dennis T. Dinkelacker, P.S.

Date

Ohio Registered Professional Surveyor No. 7736