

LEGAL DESCRIPTION

1.4557 ACRE

Situated in Section 8, Town 3, Fractional Range 2, Miami Purchase, City of Cincinnati, being all of lots 1-9 and part of lots 10-12 of Arnd Kattenhorn's Subdivision as recorded in P.B. 3, Pg. 313 and all of the tracts of land conveyed by deed to 648 Crown Street LLC in O.R. 13251 Pg. 372, O.R. 13189 Pg. 384, 656 Crown Street, LLC in O.R. 13247 Pg. 679, 658 Crown Street LLC in O.R. 13189 Pg. 304 and 664 Crown Street, LLC in O.R. 13378 Pg. 259 the boundary of which being more particularly described as follows:

BEGINNING at the centerline intersection of William H. Taft and May Street;

Thence along the centerline of May Street, South $05^{\circ}52'16''$ West a distance of 210.51 feet to the centerline of Crown Street;

Thence along the centerline of Crown Street North $83^{\circ}56'07''$ West a distance of 336.90 feet to the east right of way line of Interstate 75:

Thence along said right of way the following five (5) courses:

1. North $05^{\circ}57'26''$ East a distance of 30.00 feet;
2. South $83^{\circ}56'07''$ East a distance of 6.54 feet;
3. North $17^{\circ}25'36''$ East a distance of 114.76 feet;
4. South $83^{\circ}56'10''$ East a distance of 42.00 feet;
5. North $20^{\circ}37'19''$ East a distance of 70.26 feet to the centerline of William H. Taft;

Thence along said centerline, South $83^{\circ}56'07''$ East a distance of 247.44 feet to the POINT OF BEGINNING;

Said parcel contains 1.4557 acres, more or less.

The bearings of this description are based on State Plane Coordinates, Ohio South Zone, NAD 83.

This legal description was based on a field survey under the direction of Daniel K. York, Ohio Professional Surveyor Number S-8729 in December of 2018.