

C. W. Wood Manufacturing, Inc.
0.1708 Acres

Situate in Section 27, Town 3, Fractional Range 2, City of Cincinnati, Millcreek Township, Hamilton County, Ohio and being located within a parcel conveyed to C. W. Wood Manufacturing, Inc. by deed recorded in Deed Book 3944, Page 673, all references herein being to the records located in the Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

Beginning in a 5/8" Iron Pin set in the existing intersection of the northerly right of way line of Fricke Road (33' R/W) and the easterly right of way line of Beekman Street (60' R/W), said Iron Pin being the TRUE POINT OF BEGINNING of the parcel herein described; thence the following 5 courses:

1. In said existing easterly right of way line of Beekman Street, North 04° 31' 34" East, 23.73 feet to an Iron Pin set; thence
2. Leaving said existing easterly right of way line of Beekman Street, North 84° 29' 52" East, 155.38 feet to an Iron Pin set; thence
3. North 83° 54' 18" East, 161.44 feet to an Iron Pin set in the westerly right of way line of Llewellyn Avenue (40' R/W); thence
4. In said westerly right of way line of Llewellyn Avenue, South 00° 54' 21" East, 24.36 feet to a point in said northerly right of way line of Fricke Road; thence
5. In said northerly right of way line of Fricke Road, South 84° 21' 44" West, 318.99 feet to the TRUE POINT OF BEGINNING of the parcel herein described.

Containing 7,441 square feet or 0.1708 acres.

Bearing Base: Ohio State Plane Coordinate System, South Zone, Horizontal Datum NAD83 and determined by GPS Observations of Hamilton County Control Monuments.

Iron Pins set are 5/8" x 30" rebar with cap stamped "FINN S-7181 OH".

Description prepared by Patrick S. Finn, OH-7181. IBI Group, Cincinnati, Ohio.



