



CINCINNATI
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LOUISVILLE

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Legal Description

5.629 Acres – Re-Zone Area

Situated in Sections 18 & 24, Town 4, Fractional Range 1, City of Cincinnati, Hamilton County, Ohio, being a rezone area, the boundary of which being more particularly described as follows:

Beginning at the intersection of the centerline of Central Parkway with the centerline of West Liberty Street;

Thence along said Central Parkway centerline, S09°51'38"E a distance of 283.82 feet to the intersection with the centerline of Wade Street;

Thence along said centerline of Wade Street, S80°09'20"W a distance of 443.00 feet to the intersection with the centerline of Central Avenue;

Thence along said Central Avenue centerline, N09°49'21"W a distance of 157.95 feet;

Thence S80°01'16"W a distance of 121.97 feet to the centerline of Kuhfers Alley;

Thence along said centerline of Kuhfers Alley, N09°21'17"W a distance of 72.05 feet to the intersection with the centerline of Bauer Avenue;

Thence along said Bauer Avenue centerline, S83°56'12"E a distance of 126.20 feet to the intersection with the centerline of Central Avenue;

Thence along said Central Avenue centerline, N09°49'21"W a distance of 81.09 feet

Thence along the north line of a parcel conveyed to Property Acquisition Group LLC, S80°21'27"W a distance of 115.30 feet to the east line of a parcel conveyed to Lorene & Ernest R. Ramey;

thence along the lines of said Lorene & Ernest R. Ramey parcel the following three (3) courses:

1. N02°33'50"E a distance of 27.21 feet;
2. S80°03'43"W a distance of 33.80 feet;
3. S02°33'50"W a distance of 64.74 feet to the centerline of Bauer Avenue;

Thence along said centerline N83°56'12"W a distance of 37.50 feet;

Thence along the lines of a parcel conveyed to Earl & Wilma Jean Brown the following three (3) courses:

1. N02°33'05"E a distance of 108.93 feet;
2. N83°56'12"W a distance of 50.78 feet;



3. S02°33'05"W a distance of 108.93 feet to the centerline of Bauer Avenue;

Thence along said centerline, N83°56'12"W a distance of 225.77 feet to the centerline of John Street;

Thence along said centerline, N09°45'32"W a distance of 197.97 feet to the centerline of West Liberty Street;

Thence along said centerline the following five (5) courses:

1. S83°50'50"E a distance of 205.72 feet;
2. Thence along a curve to the left an arc distance of 238.85 feet, said curve having a radius of 2202.50 feet, a delta of 06°12'49" and a chord bearing S86°57'14"E distance of 238.74 feet;
3. N81°00'47"E a distance of 28.47 feet;
4. Thence along a curve to the left an arc distance of 78.98 feet, said curve having a radius of 2197.48 feet, a delta of 02°03'33" and a chord bearing N88°11'03"E distance of 78.97 feet;
5. Thence along a curve to the right an arc distance of 385.79 feet to the point of beginning, said curve having a radius of 1002.06 feet, a delta of 22°03'31" and a chord bearing S81°48'22"E distance of 383.41 feet.

Containing 5.629 acres of land, more or less and being subject to easements, restrictions and rights of way of record.

Bearings are based on the Ohio State Plane Coordinate System South Zone as derived from the Ohio Department of Transportation's Virtual Reference Stationing System (VRS)(NAD 83)

The above description is for zoning purposes only.